

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/74 MELBOURNE AVENUE GLENROY VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,250

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

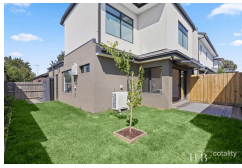
Date of sale

3/40 JUSTIN AVENUE GLENROY VIC 3046	\$700,000	14-Feb-26
1/39-41 VALENCIA STREET GLENROY VIC 3046	\$685,000	25-Mar-26
3/64 JUSTIN AVENUE GLENROY VIC 3046	\$699,000	12-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 May 2026



**3/40 JUSTIN AVENUE GLENROY
VIC 3046**

 3  2  2

Sold Price **\$700,000** Sold Date **14-Feb-26**

Distance **0.31km**



**1/39-41 VALENCIA STREET
GLENROY VIC 3046**

 3  1  2

Sold Price **\$685,000** Sold Date **25-Mar-26**

Distance **0.45km**



**3/64 JUSTIN AVENUE GLENROY
VIC 3046**

 3  1  1

Sold Price **\$699,000** Sold Date **12-Mar-26**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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