

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

2/1 HARTINGTON STREET 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$819,125

Property type

House

Suburb

Glenroy

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

3/73 LEONARD AVENUE GLENROY VIC 3046	\$541,000	07-Jul-25
2/66 EVERARD STREET GLENROY VIC 3046	\$590,000	01-Apr-25
1/15 HARTINGTON STREET GLENROY VIC 3046	\$575,500	09-Jul-25

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: 17 July 2025

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3/73 LEONARD AVENUE GLENROY Sold Price
VIC 3046

2 1 1

^{RS} **\$541,000** Sold Date **07-Jul-25**

Distance **1.26km**

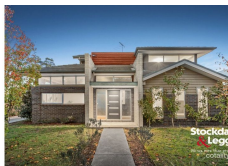


2/66 EVERARD STREET GLENROY Sold Price
VIC 3046

2 1 1

\$590,000 Sold Date **01-Apr-25**

Distance **1.99km**



1/15 HARTINGTON STREET
GLENROY VIC 3046

2 1 1

Sold Price ^{RS} **\$575,500** Sold Date **09-Jul-25**

Distance **0.15km**

RS = Recent sale **UN** = Undisclosed Sale

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