

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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2024

to

31 Jul 2025

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

3/7 CLOVELLY AVENUE GLENROY VIC 3046	\$548,200	11-Mar-25
7/9 LYTTON STREET GLENROY VIC 3046	\$500,000	23-Apr-25
7/96 PLUMPTON AVENUE GLENROY VIC 3046	\$520,000	04-Jun-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: 01 August 2025

Joshua Abdallah
M 0427829562
E joshua@therealestestate.com.au



3/7 CLOVELLY AVENUE GLENROY VIC 3046 Sold Price **\$548,200** Sold Date **11-Mar-25**

2 2 1

Distance **0.49km**



7/9 LYTTON STREET GLENROY VIC 3046 Sold Price **\$500,000** Sold Date **23-Apr-25**

2 2 1

Distance **0.51km**



7/96 PLUMPTON AVENUE GLENROY VIC 3046 Sold Price **\$520,000** Sold Date **04-Jun-25**

2 1 1

Distance **0.76km**

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

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