

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

3/23 LEONARD 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2025

to

31 Jul 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

2/23 LEONARD AVENUE GLENROY VIC 3046	\$825,000	27-Aug-26
1/27 GLADSTONE PARADE GLENROY VIC 3046	\$797,000	01-Jul-26
2/37 CLOVELLY AVENUE GLENROY VIC 3046	\$775,000	12-May-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: 27 August 2026



2/23 LEONARD AVENUE GLENROY VIC 3046

 4  2  1

Sold Price \$825,000 Sold Date 27-Aug-26

Distance **0.01km**



1/27 GLADSTONE PARADE GLENROY VIC 3046

 4  2  2

Sold Price

\$797,000 Sold Date 01-Jul-26

Distance **1.67km**



2/37 CLOVELLY AVENUE GLENROY VIC 3046

 4  2  1

Sold Price

\$775,000 Sold Date 12-May-26

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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