

## 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

2D SUNBEAM STREET GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$785,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2025

to

31 May 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

1/36 ISLA AVENUE GLENROY VIC 3046	\$840,000	26-Apr-25
24 DAVID STREET HADFIELD VIC 3046	\$820,000	01-Mar-26
1/20 LEONARD AVENUE GLENROY VIC 3046	\$810,000	11-Aug-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: 12 June 2026



**1/36 ISLA AVENUE GLENROY VIC 3046**

Sold Price

**\$840,000**

Sold Date

**26-Apr-25**

 4  3  1

Distance

**0.92km**



**24 DAVID STREET HADFIELD VIC 3046**

Sold Price

**\$820,000**

Sold Date

**01-Mar-26**

 4  3  1

Distance

**1.3km**



**1/20 LEONARD AVENUE GLENROY VIC 3046**

Sold Price

**\$810,000**

Sold Date

**11-Aug-25**

 4  3  2

Distance

**1.17km**

RS = Recent sale

UN = Undisclosed Sale

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