

## 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

1/67 JUSTIN AVENUE 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

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

1/46 COSMOS STREET GLENROY VIC 3046	\$800,000	14-Apr-26
3/17 FINCHLEY AVENUE GLENROY VIC 3046	\$750,000	20-Mar-26
2/19 ACACIA STREET GLENROY VIC 3046	\$822,000	22-Nov-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 May 2026



**1/46 COSMOS STREET GLENROY  
VIC 3046**

 3  2  2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**14-Apr-26**

Distance

**0.43km**



**3/17 FINCHLEY AVENUE GLENROY  
VIC 3046**

 3  2  1

Sold Price

**\$750,000**

Sold Date

**20-Mar-26**

Distance

**1.89km**



**2/19 ACACIA STREET GLENROY  
VIC 3046**

 3  2  1

Sold Price

**\$822,000**

Sold Date

**22-Nov-25**

Distance

**1.18km**

RS = Recent sale

UN = Undisclosed Sale

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