

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

2/65 WARD 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2024

to

31 Aug 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

3/6 ISLA AVENUE GLENROY VIC 3046	\$510,000	19-May-25
3/120 DALEY STREET GLENROY VIC 3046	\$495,000	04-Apr-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: 25 September 2025



3/6 ISLA AVENUE GLENROY VIC 3046

Sold Price

\$510,000

Sold Date

19-May-25

 2

 1

 1

Distance

1.57km



3/120 DALEY STREET GLENROY VIC 3046

Sold Price

\$495,000

Sold Date

04-Apr-25

 2

 1

 1

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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