

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 46 William Street, Glenroy, VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$1,150,000

Median sale price

Median price \$800,500 Property Type House Suburb Glenroy (3046)

Period - From 01/11/2025 to 31/05/2025 Source Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
62 TARANA AVENUE, GLENROY VIC 3046	\$1,020,000	03/05/2025
52 STANLEY STREET, GLENROY VIC 3046	\$1,000,000	02/02/2025
62 BEATTY AVENUE, GLENROY VIC 3046	\$1,197,500	27/02/2025

This Statement of Information was prepared on: 03/06/2025