

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

1/30 WHEATSHEAF ROAD 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,250

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2024

to

31 Jul 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

1/10 ISLA AVENUE GLENROY VIC 3046	\$450,000	05-Mar-25
3/59-61 RHODES PARADE OAK PARK VIC 3046	\$450,000	20-Feb-25
7/59-61 RHODES PARADE OAK PARK VIC 3046	\$450,000	20-Feb-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: 07 August 2025



1/10 ISLA AVENUE GLENROY VIC 3046

3 1 1

Sold Price

\$450,000

Sold Date **05-Mar-25**

Distance **0.68km**



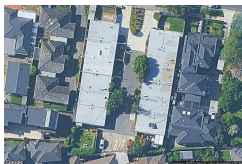
3/59-61 RHODES PARADE OAK PARK VIC 3046

2 1 1

Sold Price

Sold Date **20-Feb-25**

Distance **0.73km**



7/59-61 RHODES PARADE OAK PARK VIC 3046

4 - 1

Sold Price

Sold Date **20-Feb-25**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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