

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

1/71 MAUDE AVENUE 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

\$765,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2025

to

31 Mar 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
1/115 GLENROY ROAD GLENROY VIC 3046	\$770,000	23-Dec-25
1/54 MAUDE AVENUE GLENROY VIC 3046	\$780,000	31-Oct-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: 28 April 2026



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

 3  2  2

Sold Price

^{RS} **\$800,000**

Sold Date

14-Apr-26

Distance

0.36km



**1/115 GLENROY ROAD GLENROY
VIC 3046**

 3  2  1

Sold Price

\$770,000

Sold Date

23-Dec-25

Distance

1.03km



**1/54 MAUDE AVENUE GLENROY
VIC 3046**

 3  2  2

Sold Price

\$780,000

Sold Date

31-Oct-25

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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