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

118 EVELL	STREET	GLENROY	VIC 3046
			10 00+0

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 \$770,000		\$830,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$800,500	Property type	House	Suburb	Glenroy			

Period-from 01 Jun 2024 to 31 May 2025 Source

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
62 JUSTIN AVENUE GLENROY VIC 3046	\$811,000	15-Mar-25
46 JUSTIN AVENUE GLENROY VIC 3046	\$835,000	30-Apr-25
7 MAUDE AVENUE GLENROY VIC 3046	\$770,000	30-Jan-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: 04 June 2025



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consumer.vic.gov.au



Louis Saba

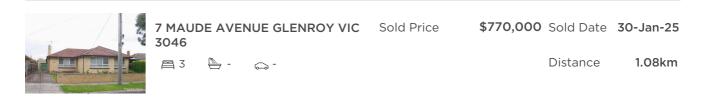
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- M 0401 325 690
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	62 JUSTIN AVENUE GLENROY VIC 3046			Sold Price	\$811,000	Sold Date	15-Mar-25
	昌 3	1	⊜ 1			Distance	0.63km
B-B					PS		



100	46 JUS 3046	TIN AVE	NUE GLENROY VIC	Sold Price	^{RS} \$835,000	Sold Date	30-Apr-25
e o o ogito	= 4	2	⇔ ²			Distance	0.74km



RS = Recent sale UN = Undisclosed Sale

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