

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 2/8 Leonard 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)

Price Range \$740,000 \$760,000

Median sale price

Median price \$702,500 Property type 3BRUnit Suburb Glenroy

Period - From Sept 2025 to March 2026 Source RE.com

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 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
1. 3/17 Finchley Avenue, Glenroy	\$750,000	25.3.2026
2. 2/54 Chapman Avenue, Glenroy	\$760,000	5.3.2026
3. 3/40 Glenroy Road, Glenroy	\$737,000	4.3.2026

~~**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 six months.~~

This Statement of Information was prepared on: 30.04.2026