

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

24 Justin Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$901,500

Property Type

House

Suburb

Glenroy

Period - From

01/04/2026

to

30/06/2026

Source

REIV

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.

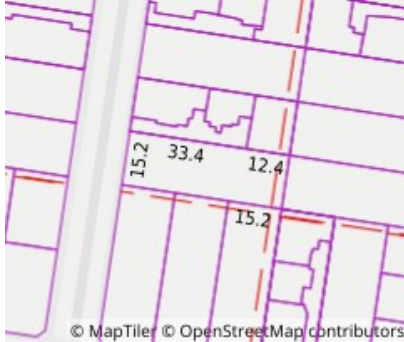
	Address of comparable property	Price	Date of sale
1	66 Moonee Blvd GLENROY 3046	\$880,000	20/08/2026
2	107 Evell St GLENROY 3046	\$850,000	18/08/2026
3	34 Trevannion St GLENROY 3046	\$813,500	10/08/2026

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 six months.~~

This Statement of Information was prepared on:

04/09/2026 12:27



Property Type: House

Agent Comments

Fairly original, single level, 4 bedroom home.

Indicative Selling Price

\$790,000 - \$840,000

Median House Price

June quarter 2026: \$901,500

Comparable Properties



66 Moonee Blvd GLENROY 3046 (REI)



Price: \$880,000

Method: Sold Before Auction

Date: 20/08/2026

Rooms: 6

Property Type: House (Res)

Land Size: 683 sqm approx

Agent Comments

Similar original 4 bedroom home, renovated throughout.

107 Evell St GLENROY 3046 (REI)



Price: \$850,000

Method: Sold Before Auction

Date: 18/08/2026

Rooms: 5

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Similar original home. Similar block size



34 Trevannion St GLENROY 3046 (REI)



Price: \$813,500

Method: Private Sale

Date: 10/08/2026

Rooms: 5

Property Type: House (Res)

Land Size: 676 sqm approx

Agent Comments

Similar original home. Similar block size

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