

## 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

39C EVELL STREET GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$725,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Other

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 3/30 BOURCHIER STREET GLENROY VIC 3046 | \$761,000 | 06-Dec-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: 01 April 2026



**3/30 BOURCHIER STREET  
GLENROY VIC 3046**

 3  3  -

Sold Price

**\$761,000** Sold Date **06-Dec-25**

Distance

**1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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