

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

2/95 CHAPMAN 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2025

to

28 Feb 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

3/24 CROMWELL STREET GLENROY VIC 3046	\$650,000	14-Nov-25
4/74 BELAIR AVENUE GLENROY VIC 3046	\$600,000	22-Oct-25
4/2 MCDONALD PLACE GLENROY VIC 3046	\$610,000	28-Jan-26

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: 19 March 2026



**3/24 CROMWELL STREET
GLENROY VIC 3046**

 2  2  1

Sold Price **\$650,000** Sold Date **14-Nov-25**

Distance **1.06km**



**4/74 BELAIR AVENUE GLENROY
VIC 3046**

 2  2  1

Sold Price **\$600,000** Sold Date **22-Oct-25**

Distance **0.18km**



**4/2 MCDONALD PLACE GLENROY
VIC 3046**

 2  2  1

Sold Price **\$610,000** Sold Date **28-Jan-26**

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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