

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

46 Belair Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$860,000 Property Type House Suburb Glenroy

Period - From 01/01/2025 to 31/12/2025 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	28 Melbourne Av GLENROY 3046	\$1,230,000	03/10/2025
2	32 Finchley Av GLENROY 3046	\$1,300,000	12/02/2026
3	7 Apsley St GLENROY 3046	\$1,230,000	06/12/2025

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:

06/03/2026 18:23



3 1 4

Property Type: House (Previously Occupied - Detached)

Land Size: 888 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2025: \$860,000

Comparable Properties



28 Melbourne Av GLENROY 3046 (REI)

Agent Comments

3 1 4

Price: \$1,230,000

Method:

Date: 03/10/2025

Property Type: House



32 Finchley Av GLENROY 3046 (REI)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Private Sale

Date: 12/02/2026

Rooms: 6

Property Type: House (Res)

Land Size: 709 sqm approx



7 Apsley St GLENROY 3046 (REI/VG)

Agent Comments

4 2 4

Price: \$1,230,000

Method: Private Sale

Date: 06/12/2025

Property Type: House

Land Size: 650 sqm approx

Account - VICPROP | P: 03 8888 1011