

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

3/64 Becket Street North, Glenroy Vic 3046
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Indicative selling price

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

Range between

\$470,000

 &

\$510,000

Median sale price

Median price

\$636,500

 Property Type

Unit

 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	1/5 Clovelly Av GLENROY 3046	\$510,000	18/10/2025
2	3/90 Widford St GLENROY 3046	\$507,000	20/09/2025
3	3/3 Howard Ct GLENROY 3046	\$500,000	31/08/2025

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:

17/02/2026 12:51



2 bedrooms, 1 bathroom, 1 car space

Property Type: Unit
Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median Unit Price
Year ending December 2025: \$636,500

Comparable Properties



1/5 Clovelly Av GLENROY 3046 (VG)

Agent Comments

2 bedrooms, 0 bathrooms, 0 car spaces

Price: \$510,000
Method: Sale
Date: 18/10/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



3/90 Widford St GLENROY 3046 (VG)

Agent Comments

2 bedrooms, 0 bathrooms, 0 car spaces

Price: \$507,000
Method: Sale
Date: 20/09/2025
Property Type: Flat/Unit/Apartment (Res)



3/3 Howard Ct GLENROY 3046 (REI/VG)

Agent Comments

2 bedrooms, 1 bathroom, 1 car space

Price: \$500,000
Method: Private Sale
Date: 31/08/2025
Property Type: Unit
Land Size: 132 sqm approx

Account - VICPROP | P: 03 8888 1011



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