

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

2/23A BECKET STREET SOUTH 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

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2024

to

30 Nov 2025

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

3/5 CLOVELLY AVENUE GLENROY VIC 3046	\$450,000	02-Jul-25
1/16 MURRELL STREET GLENROY VIC 3046	\$465,000	19-Sep-25
2/26 GLADSTONE PARADE GLENROY VIC 3046	\$451,000	24-Oct-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: 09 December 2025



**3/5 CLOVELLY AVENUE GLENROY
VIC 3046**

 2  1  1

Sold Price

\$450,000

Sold Date

02-Jul-25

Distance

0.57km



**1/16 MURRELL STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

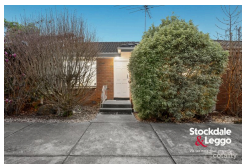
\$465,000

Sold Date

19-Sep-25

Distance

0.79km



**2/26 GLADSTONE PARADE
GLENROY VIC 3046**

 2  1  1

Sold Price

\$451,000

Sold Date

24-Oct-25

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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