

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

3/22 JUSTIN 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

\$695,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Glenroy

Period-from

01 Feb 2025

to

31 Jan 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

1/22 JUSTIN AVENUE GLENROY VIC 3046	\$770,000	18-Oct-25
6/3-5 HUBERT AVENUE GLENROY VIC 3046	\$700,000	26-Apr-23
2/2 KENNEDY STREET GLENROY VIC 3046	\$717,000	04-Sep-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: 05 February 2026

**1/22 JUSTIN AVENUE GLENROY
VIC 3046**

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Sold Price

\$770,000

Sold Date

18-Oct-25

Distance

0km**6/3-5 HUBERT AVENUE GLENROY
VIC 3046**

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Sold Price

\$700,000

Sold Date

26-Apr-23

Distance

0.23km**2/2 KENNEDY STREET GLENROY
VIC 3046**

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Sold Price

\$717,000

Sold Date

04-Sep-25

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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