

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

81A BEATTY 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$883,000

Property type

Other

Suburb

Glenroy

Period-from

01 Sep 2025

to

31 Aug 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

33A MORELL STREET GLENROY VIC 3046	\$962,000	24-Jul-26
64A LOONGANA AVENUE GLENROY VIC 3046	\$1,049,000	23-Jun-26
4A MELBOURNE AVENUE GLENROY VIC 3046	\$986,000	02-May-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: 26 September 2026


**33A MORELL STREET GLENROY
VIC 3046**
 4  2  1

Sold Price

\$962,000

Sold Date

24-Jul-26

Distance

2.09km

**64A LOONGANA AVENUE
GLENROY VIC 3046**
 4  2  1

Sold Price

\$1,049,000

Sold Date

23-Jun-26

Distance

2.39km

**4A MELBOURNE AVENUE
GLENROY VIC 3046**
 4  2  1

Sold Price

\$986,000

Sold Date

02-May-26

Distance

1.23km
RS = Recent sale

UN = Undisclosed Sale

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