

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode

13 Isla Avenue, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$800,000 & \$850,000

### Median sale price

Median price

\$817,500

Property type

House

Suburb

Glenroy

Period - From

March 2025

to

May 2025

Source

rea.com.au

### Comparable property sales

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.	5 Currajong Street, Glenroy	\$845,000	28.05.2025
2.	126 Morell Street, Glenroy	\$850,000	05.04.2025
3.	13 Patrick Street, Glenroy	\$850,000	02.05.2025

This Statement of Information was prepared on:

25<sup>th</sup> June 2025