

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

86 PLUMPTON 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

\$715,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2024

to

30 Sep 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

2A ANSELM GROVE GLENROY VIC 3046	\$790,000	05-Jul-25
48 ISLA AVENUE GLENROY VIC 3046	\$750,000	24-May-25
1/67 WILLIAM STREET GLENROY VIC 3046	\$771,000	14-Jun-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: 06 October 2025


2A ANSELM GROVE GLENROY VIC 3046

Sold Price

^{RS}
\$790,000

Sold Date

05-Jul-25
 3

 2

 1

Distance

0.95km

48 ISLA AVENUE GLENROY VIC 3046

Sold Price

\$750,000

Sold Date

24-May-25
 3

 2

 1

Distance

1.13km

1/67 WILLIAM STREET GLENROY VIC 3046

Sold Price

\$771,000

Sold Date

14-Jun-25
 3

 2

 2

Distance

1.32km
RS = Recent sale

UN = Undisclosed Sale

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