

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

7/12 SALISBURY STREET 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2024

to

31 Oct 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

3/12 SALISBURY STREET GLENROY VIC 3046	\$275,000	26-May-25
4/12 SALISBURY STREET GLENROY VIC 3046	\$235,000	22-Sep-25
6/12 SALISBURY STREET GLENROY VIC 3046	\$263,500	11-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: 12 November 2025



3/12 SALISBURY STREET GLENROY Sold Price **\$275,000** Sold Date **26-May-25**
VIC 3046

 1  1  1

Distance **0km**



4/12 SALISBURY STREET GLENROY Sold Price **\$235,000** Sold Date **22-Sep-25**
VIC 3046

 1  1  1

Distance **0km**



6/12 SALISBURY STREET GLENROY Sold Price **\$263,500** Sold Date **11-Jun-25**
VIC 3046

 1  1  1

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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