

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

2/28 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	\$680,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$600,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Jul 2025	to	30 Sep 2025	Source	REIV

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
2/46 CROMWELL STREET GLENROY VIC 3046	\$685,000	03-Dec-25
3/24 CROMWELL STREET GLENROY VIC 3046	\$650,000	14-Nov-25
3/11 CALDWELL STREET GLENROY VIC 3046	\$700,000	01-Nov-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: 22 December 2025

Fadi Khoder

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E glenroyadmin@barryplant.com.au2/46 CROMWELL STREET
GLENROY VIC 3046

2 2 1

Sold Price

^{RS} \$685,000

Sold Date 03-Dec-25

Distance

0.3km

3/24 CROMWELL STREET
GLENROY VIC 3046

2 2 1

Sold Price

^{RS} \$650,000

Sold Date 14-Nov-25

Distance

0.35km

3/11 CALDWELL STREET GLENROY
VIC 3046

2 - -

Sold Price

\$700,000

Sold Date 01-Nov-25

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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