

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

&

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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2/46 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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