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	1/39 GRANDVIEW 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	$880,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Dec 2024	to	30 Nov 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
45 GLADSTONE PARADE GLENROY VIC 3046	$907,000	19-Nov-25
14 KALMIA MEWS GOWANBRAE VIC 3043	$880,000	08-Aug-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

CONSUMER AFFAIRS VICTORIA

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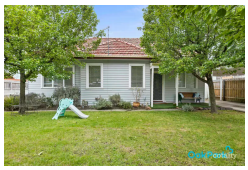

45 GLADSTONE PARADE GLENROY VIC 3046

4 2 2

Sold Price RS **$907,000** Sold Date **19-Nov-25**

Distance **0.14km**

14 KALMIA MEWS GOWANBRAE VIC 3043

4 3 2

Sold Price **$880,000** Sold Date **08-Aug-25**

Distance **1.25km**

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

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