

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

6/31 HAROLD 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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,250

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2025

to

30 Apr 2026

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

3/100 PLUMPTON AVENUE GLENROY VIC 3046	\$603,000	11-Apr-26
2/1 HARTINGTON STREET GLENROY VIC 3046	\$635,000	09-May-26
3/85-87 VIEW STREET GLENROY VIC 3046	\$595,000	18-Mar-26

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: 25 May 2026

Gulsum Okur

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**3/100 PLUMPTON AVENUE
GLENROY VIC 3046**

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Sold Price **\$603,000** Sold Date **11-Apr-26**Distance **0.27km****2/1 HARTINGTON STREET
GLENROY VIC 3046**

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Sold Price ^{RS} **\$635,000** Sold Date **09-May-26**Distance **0.94km****3/85-87 VIEW STREET GLENROY
VIC 3046**

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Sold Price **\$595,000** Sold Date **18-Mar-26**Distance **1.23km****RS** = Recent sale**UN** = Undisclosed Sale

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