

## 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

1/286 WATERLOO ROAD GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### 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

1/13 CARTWRIGHT STREET OAK PARK VIC 3046	\$832,500	05-Dec-25
2/23 CARTWRIGHT STREET OAK PARK VIC 3046	\$836,000	05-Feb-26
1/26 STANLEY STREET GLENROY VIC 3046	\$780,000	12-May-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: 27 May 2026

Tamer Genc

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**1/13 CARTWRIGHT STREET OAK  
PARK VIC 3046**

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Sold Price

**\$832,500**Sold Date **05-Dec-25**Distance **0.33km****2/23 CARTWRIGHT STREET OAK  
PARK VIC 3046**

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Sold Price

**\$836,000**Sold Date **05-Feb-26**Distance **0.27km****1/26 STANLEY STREET GLENROY  
VIC 3046**

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Sold Price

<sup>RS</sup> **\$780,000**Sold Date **12-May-26**Distance **0.53km****RS** = Recent sale**UN** = Undisclosed Sale

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