

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

3/137 GLENROY ROAD 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

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,250

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2025

to

31 May 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

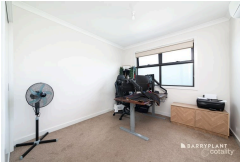
Date of sale

1/4 ILLAWARRA STREET GLENROY VIC 3046	\$750,000	04-Apr-26
1/35 BINDI STREET GLENROY VIC 3046	\$710,000	25-Feb-26
3/40 JUSTIN AVENUE GLENROY VIC 3046	\$700,000	14-Feb-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: 04 June 2026

**1/4 ILLAWARRA STREET GLENROY VIC 3046** Sold Price^{RS} **\$750,000** Sold Date **04-Apr-26**

3 2 2

Distance **0.67km****1/35 BINDI STREET GLENROY VIC 3046** Sold Price**\$710,000** Sold Date **25-Feb-26**

3 2 2

Distance **1.36km****3/40 JUSTIN AVENUE GLENROY VIC 3046** Sold Price**\$700,000** Sold Date **14-Feb-26**

3 2 2

Distance **0.96km****RS** = Recent sale**UN** = Undisclosed Sale

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