

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2025

to

30 Jun 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

2/23 CARTWRIGHT STREET OAK PARK VIC 3046	\$836,000	05-Feb-26
1/4 ILLAWARRA STREET GLENROY VIC 3046	\$750,000	04-Apr-26
3/22 KENNEDY STREET GLENROY VIC 3046	\$780,000	02-Apr-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: 08 July 2026

Tamer Genc

M 0423331114

E tgenc@barryplant.com.au



**2/23 CARTWRIGHT STREET OAK
PARK VIC 3046**

Sold Price

\$836,000

Sold Date **05-Feb-26**

 3  2  2

Distance **0.26km**



**1/4 ILLAWARRA STREET GLENROY
VIC 3046**

Sold Price

\$750,000

Sold Date **04-Apr-26**

 3  2  2

Distance **0.33km**



**3/22 KENNEDY STREET GLENROY
VIC 3046**

Sold Price

\$780,000

Sold Date **02-Apr-26**

 3  2  2

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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