

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

2/81 TARANA AVENUE 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

\$650,000

&

\$700,000

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

5/56 LYTTON STREET GLENROY VIC 3046	\$680,000	03-Feb-26
32 PAGET AVENUE GLENROY VIC 3046	\$670,000	31-Jan-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.

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5/56 LYTTON STREET GLENROY
VIC 3046

 2
  2
  1

Sold Price

\$680,000

Sold Date 03-Feb-26

Distance

0.48km



32 PAGET AVENUE GLENROY VIC
3046

 2
  2
  1

Sold Price

\$670,000

Sold Date

31-Jan-26

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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