

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$600,000

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 3/100 PLUMPTON AVENUE GLENROY VIC 3046 | \$603,000 | 11-Apr-26 |
| 2/100 PLUMPTON AVENUE GLENROY VIC 3046 | \$590,000 | 01-Jun-26 |
| 2/56 CARDINAL ROAD GLENROY VIC 3046    | \$543,000 | 06-Jun-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: 29 July 2026

Gulsum Okur

M 0415329883

E gokur@barryplant.com.au



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

 2  1  2

Sold Price **\$603,000** Sold Date **11-Apr-26**

Distance **0.26km**



**2/100 PLUMPTON AVENUE  
GLENROY VIC 3046**

 2  1  1

Sold Price <sup>RS</sup> **\$590,000** Sold Date **01-Jun-26**

Distance **0.26km**



**2/56 CARDINAL ROAD GLENROY  
VIC 3046**

 2  1  1

Sold Price **\$543,000** Sold Date **06-Jun-26**

Distance **0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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