

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 VALLEY CRESCENT 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$861,000

Property type

House

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 five kilometres of the property for sale in the last 18 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

19 FRAN STREET GLENROY VIC 3046	\$860,000	27-Mar-26
1 RESERVE COURT GLENROY VIC 3046	\$860,000	10-Feb-26
65 MOONEE BOULEVARD GLENROY VIC 3046	\$850,000	01-May-26

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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19 FRAN STREET GLENROY VIC 3046

 3  1  2

Sold Price

\$860,000

Sold Date **27-Mar-26**

Distance **0.52km**



1 RESERVE COURT GLENROY VIC 3046

 3  1  2

Sold Price

Sold Date **10-Feb-26**

Distance **0.11km**



65 MOONEE BOULEVARD GLENROY VIC 3046

 3  1  2

Sold Price

\$850,000

Sold Date **01-May-26**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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