

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

1/129 MORELL STREET 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Other

Suburb

Glenroy

Period-from

01 Aug 2025

to

31 Jul 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

1/41 HUBERT AVENUE GLENROY VIC 3046	\$730,000	11-Apr-26
1/7 NENE AVENUE GLENROY VIC 3046	\$700,000	30-May-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: 24 August 2026



**1/41 HUBERT AVENUE GLENROY
VIC 3046**

 3  1  2

Sold Price

\$730,000

Sold Date

11-Apr-26

Distance

0.71km



**1/7 NENE AVENUE GLENROY VIC
3046**

 2  1  1

Sold Price

\$700,000

Sold Date

30-May-26

Distance

2.55km

RS = Recent sale

UN = Undisclosed Sale

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