

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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$883,000

Property type

Other

Suburb

Glenroy

Period-from

01 Sep 2025

to

31 Aug 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

1/10 CHURCHILL STREET GLENROY VIC 3046	\$750,000	28-Aug-26
17 NEWTON STREET GLENROY VIC 3046	\$732,500	24-Sep-26
1/49 VALENCIA STREET GLENROY VIC 3046	\$708,800	28-Aug-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: 28 September 2026



1/10 CHURCHILL STREET GLENROY VIC 3046 Sold Price

^{RS} **\$750,000** Sold Date **28-Aug-26**

 3  2  2

Distance **1.66km**



17 NEWTON STREET GLENROY VIC 3046 Sold Price

^{RS} **\$732,500** Sold Date **24-Sep-26**

 3  2  2

Distance **1.51km**



1/49 VALENCIA STREET GLENROY VIC 3046 Sold Price

^{RS} **\$708,800** Sold Date **28-Aug-26**

 3  1  1

Distance **0.49km**

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

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