

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode

3/76 Glenroy Road, Glenroy

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Price range

\$575,000

\$595,000

### Median sale price

Median price

\$523,750

Property type

Unit

Suburb

Glenroy

Period - From

Nov 2024

to

May 2025

Source

Rea.com

### 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 six 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.	2/39-41 Valencia Street, Glenroy	\$590,000	8.5.2025
2.	2/66 Everard Street, Glenroy	\$590,000	14.4.2025
3.	3/14 Harold Street, Glenroy	\$600,000	21.2.2025

This Statement of Information was prepared on:

06.06.2025