

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

1/1 Langton Street, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$740,000

&

\$810,000

Median sale price

Median price \$615,500

Property Type Townhouse

Suburb Glenroy

Period - From 04/08/2024

to

03/08/2025

Source Property Data

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	1/53 Pecham St GLENROY 3046	\$820,000	08/07/2025
2	1/17 Apsley St GLENROY 3046	\$780,000	19/05/2025
3	2/10 Pengana Av GLENROY 3046	\$778,000	28/03/2025

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 six months.~~

This Statement of Information was prepared on:

04/08/2025 16:15

3 3 2

Property Type: townhouse
Agent Comments

Indicative Selling Price
\$740,000 - \$810,000
Median Townhouse Price
04/08/2024 - 03/08/2025: \$615,500

Comparable Properties



1/53 Pecham St GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$820,000
Method: Private Sale
Date: 08/07/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 236 sqm approx



1/17 Apsley St GLENROY 3046 (REI/VG)

Agent Comments

3 2 2

Price: \$780,000
Method: Private Sale
Date: 19/05/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 194 sqm approx



2/10 Pengana Av GLENROY 3046 (REI/VG)

Agent Comments

3 2 2

Price: \$778,000
Method: Sold Before Auction
Date: 28/03/2025
Property Type: Townhouse (Res)