

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

1/26 STANLEY 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2025

to

28 Feb 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

2/30 CHAPMAN AVENUE GLENROY VIC 3046	\$780,000	13-Oct-25
2/54A CHAPMAN AVENUE GLENROY VIC 3046	\$760,000	05-Mar-26
2/64 FARVIEW STREET GLENROY VIC 3046	\$795,000	06-Sep-25

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: 06 March 2026

**2/30 CHAPMAN AVENUE
GLENROY VIC 3046**

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Sold Price **\$780,000** Sold Date **13-Oct-25**Distance **0.11km****2/54A CHAPMAN AVENUE
GLENROY VIC 3046**

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Sold Price ^{RS} **\$760,000** Sold Date **05-Mar-26**Distance **0.41km****2/64 FARVIEW STREET GLENROY
VIC 3046**

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Sold Price **\$795,000** Sold Date **06-Sep-25**Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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