

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 VALENCIA 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

\$530,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2024

to

30 Sep 2025

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

2/100 WIDFORD STREET GLENROY VIC 3046	\$565,000	08-Aug-25
2/1 BLUCHER STREET GLENROY VIC 3046	\$555,000	15-Sep-25
2/254 HILTON STREET GLENROY VIC 3046	\$587,500	15-Jul-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: 13 October 2025


**2/100 WIDFORD STREET
GLENROY VIC 3046**

 2
  1
  1

Sold Price

^{RS}
\$565,000

Sold Date **08-Aug-25**

Distance

1.25km

**2/1 BLUCHER STREET GLENROY
VIC 3046**

 2
  1
  1

Sold Price

\$555,000

Sold Date **15-Sep-25**

Distance

1.53km

**2/254 HILTON STREET GLENROY
VIC 3046**

 2
  1
  1

Sold Price

\$587,500

Sold Date **15-Jul-25**

Distance

1.77km

**170/16-24 BOX FOREST ROAD
GLENROY VIC 3046**

 2
  1
  1

Sold Price

^{RS}
\$275,000

Sold Date **27-Aug-25**

Distance

1.86km
RS = Recent sale

UN = Undisclosed Sale

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