

# 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

1/7 Logan Street, Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$820,000

### Median sale price

Median price \$828,000 Property type House Suburb Glenroy

Period - From Nov 2024 to May 2025 Source Pricefinder

### Comparable property sales

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. 25 Glenroy Road, Glenroy	\$840,000	14.3.2025
2. 1/30 William Street, Glenroy	\$830,000	30.1.2025
3. 72B Langton Street, Glenroy	\$845,000	3.6.2025
This Statement of Information was prepared on:		06.06.2025