

## 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

1/8 VIEW STREET GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$545,000

&

\$595,000

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 2C COSMOS STREET GLENROY VIC 3046       | \$575,000 | 15-Jan-25 |
| 1/15 HARTINGTON STREET GLENROY VIC 3046 | \$575,500 | 27-Jun-25 |
| 53A WIDFORD STREET GLENROY VIC 3046     | \$600,000 | 17-Apr-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: 15 October 2025



**2C COSMOS STREET GLENROY VIC 3046**

Sold Price

**\$575,000**

Sold Date

**15-Jan-25**

 3

 1

 1

Distance

**1.13km**



**1/15 HARTINGTON STREET  
GLENROY VIC 3046**

Sold Price

**\$575,500**

Sold Date

**27-Jun-25**

 3

 1

 1

Distance

**1.81km**



**53A WIDFORD STREET GLENROY  
VIC 3046**

Sold Price

**\$600,000**

Sold Date

**17-Apr-25**

 3

 -

 1

Distance

**1.21km**

RS = Recent sale

UN = Undisclosed Sale

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