Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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	Address Including suburb and postcode	100 Valley Crescent, 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 \$80		\$850,000	o unigio price di range de appricable,	

Median sale price

Median price	\$817,500		Property type	3BR Ho	uses	Suburb	Glenroy
Period - From	March 2025	to	Sept 2025	Source	Rea.com		

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.	5 Anselm Grove, Glenroy	\$1,018,000	16.8.2025
2.	57 Plumpton Avenue, Glenroy	\$1,000,000	10.7.2025
3.	62 Tarana Avenue, Glenroy	\$1,020,000	3.5.2025

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:	17.11.2025

