

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

2/1 BLUCHER 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2024

to

31 Aug 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

4/85-87 VIEW STREET GLENROY VIC 3046	\$520,000	30-Jun-25
2/41 PENGANA AVENUE GLENROY VIC 3046	\$525,000	14-Jul-25
2/16 GEORGE STREET GLENROY VIC 3046	\$550,000	12-Jun-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: 11 September 2025



**4/85-87 VIEW STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS} **\$520,000** Sold Date **30-Jun-25**

Distance **1.42km**



**2/41 PENGANA AVENUE GLENROY
VIC 3046**

 2  1  1

Sold Price

\$525,000 Sold Date **14-Jul-25**

Distance **1.34km**



**2/16 GEORGE STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

\$550,000 Sold Date **12-Jun-25**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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