

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

2/46 CROMWELL 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

\$635,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2024

to

31 Oct 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

2/8 BECKET STREET SOUTH GLENROY VIC 3046	\$651,500	30-Jul-25
1/38 ACACIA STREET GLENROY VIC 3046	\$660,000	24-Oct-25
4/28 GLADSTONE PARADE GLENROY VIC 3046	\$670,000	11-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: 19 November 2025



**2/8 BECKET STREET SOUTH
GLENROY VIC 3046**

 2  2  1

Sold Price

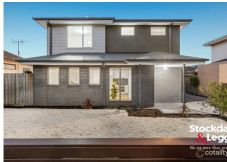
\$651,500

Sold Date

30-Jul-25

Distance

0.9km



**1/38 ACACIA STREET GLENROY
VIC 3046**

 2  2  1

Sold Price

^{RS} **\$660,000**

Sold Date

24-Oct-25

Distance

0.71km



**4/28 GLADSTONE PARADE
GLENROY VIC 3046**

 2  2  1

Sold Price

\$670,000

Sold Date

11-Jun-25

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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