

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

2/54 PECHAM 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

\$550,000

or range
between

&

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

2/16 GEORGE STREET GLENROY VIC 3046	\$550,000	12-Jun-25
1/18 PATRICK STREET GLENROY VIC 3046	\$555,000	24-Apr-25
2/75 HUBERT AVENUE GLENROY VIC 3046	\$560,000	24-May-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: 13 September 2025



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

 2  1  1

Sold Price

\$550,000

Sold Date

12-Jun-25

Distance

1.63km



**1/18 PATRICK STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

\$555,000

Sold Date

24-Apr-25

Distance

1.91km



**2/75 HUBERT AVENUE GLENROY
VIC 3046**

 2  1  1

Sold Price

\$560,000

Sold Date

24-May-25

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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