

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

2/69 GLEN 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

\$510,000

&

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2024

to

30 Nov 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

2/51 GLEN STREET GLENROY VIC 3046	-	16-Nov-24
3/67 GLEN STREET GLENROY VIC 3046	\$530,000	18-Nov-25
4/85-87 VIEW STREET GLENROY VIC 3046	\$520,000	23-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: 18 December 2025



2/51 GLEN STREET GLENROY VIC 3046

Sold Price

- Sold Date **16-Nov-24**

 2  1  1

Distance **0.14km**



3/67 GLEN STREET GLENROY VIC 3046

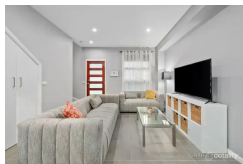
Sold Price

^{RS} **\$530,000**

Sold Date **18-Nov-25**

 2  1  1

Distance **0.02km**



4/85-87 VIEW STREET GLENROY VIC 3046

Sold Price

\$520,000

Sold Date **23-Jun-25**

 2  1  1

Distance **0.23km**



14/3 MOSS COURT GLENROY VIC 3046

Sold Price

\$472,500

Sold Date **17-Sep-24**

 2  1  1

Distance **0.35km**



2/107 BINDI STREET GLENROY VIC 3046

Sold Price

\$490,000

Sold Date **26-Sep-24**

 2  1  1

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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