

## 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

2A VALENCIA STREET GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,562

Property type

House

Suburb

Glenroy

Period-from

01 Apr 2025

to

31 Mar 2026

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

3/40 GLENROY ROAD GLENROY VIC 3046	\$737,000	04-Mar-26
1/46 COSMOS STREET GLENROY VIC 3046	\$800,000	14-Apr-26
2/3 ACACIA STREET GLENROY VIC 3046	\$770,000	22-Nov-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: 22 April 2026



**3/40 GLENROY ROAD GLENROY  
 VIC 3046**

3 2 1

Sold Price

<sup>RS</sup> **\$737,000**

Sold Date **04-Mar-26**

Distance **0.17km**



**1/46 COSMOS STREET GLENROY  
 VIC 3046**

3 2 2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date **14-Apr-26**

Distance **0.46km**



**2/3 ACACIA STREET GLENROY VIC  
 3046**

3 2 2

Sold Price

**\$770,000**

Sold Date **22-Nov-25**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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