

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

3/1 Langton Street, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$645,000

Median sale price

Median price \$615,500

Property Type Townhouse

Suburb Glenroy

Period - From 04/08/2024

to

03/08/2025

Source

Property Data

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 six 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
1	3/7 Mitchell Ct GLENROY 3046	\$615,000	18/07/2025
2	2/30 George St GLENROY 3046	\$600,000	01/07/2025
3	4/348 Waterloo Rd GLENROY 3046	\$601,000	12/06/2025

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 six months.~~

This Statement of Information was prepared on:

04/08/2025 17:14

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Property Type: townhouse
Agent Comments

Indicative Selling Price
\$590,000 - \$645,000
Median Townhouse Price
04/08/2024 - 03/08/2025: \$615,500

Comparable Properties



3/7 Mitchell Ct GLENROY 3046 (REI)

Agent Comments

 2  1  1

Price: \$615,000
Method: Private Sale
Date: 18/07/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 162 sqm approx



2/30 George St GLENROY 3046 (REI)

Agent Comments

 2  1  1

Price: \$600,000
Method: Private Sale
Date: 01/07/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 122 sqm approx

4/348 Waterloo Rd GLENROY 3046 (REI)

Agent Comments

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Price: \$601,000
Method: Private Sale
Date: 12/06/2025
Rooms: 4
Property Type: Townhouse (Res)