

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 MEADOWBANK 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

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,250

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2024

to

31 Jul 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

2/39-41 VALENCIA STREET GLENROY VIC 3046	\$590,000	22-Apr-25
3/76 GLENROY ROAD GLENROY VIC 3046	\$595,000	15-Jul-25
2/47 VALENCIA STREET GLENROY VIC 3046	\$615,000	12-Jul-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: 12 August 2025



**2/39-41 VALENCIA STREET
GLENROY VIC 3046**

 2  1  1

Sold Price **\$590,000** Sold Date **22-Apr-25**

Distance **1.54km**



**3/76 GLENROY ROAD GLENROY
VIC 3046**

 2  1  1

Sold Price ^{RS} **\$595,000** Sold Date **15-Jul-25**

Distance **2.08km**



**2/47 VALENCIA STREET GLENROY
VIC 3046**

 2  1  1

Sold Price ^{RS} **\$615,000** Sold Date **12-Jul-25**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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