

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

3/24 CROMWELL 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2024

to

30 Sep 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

3/84 ISLA AVENUE GLENROY VIC 3046	\$550,000	18-Sep-25
3/7 SADIE STREET GLENROY VIC 3046	\$580,000	21-Jul-25
3/70 HILDA STREET GLENROY VIC 3046	\$600,000	30-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: 14 October 2025



3/84 ISLA AVENUE GLENROY VIC 3046

Sold Price

^{RS}

\$550,000

Sold Date

18-Sep-25

 2

 2

 1

Distance

0.94km



3/7 SADIE STREET GLENROY VIC 3046

Sold Price

\$580,000

Sold Date

21-Jul-25

 2

 2

 1

Distance

1.61km



3/70 HILDA STREET GLENROY VIC 3046

Sold Price

\$600,000

Sold Date

30-Jul-25

 2

 2

 1

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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