

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

3/33 STANLEY 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

\$525,000

&

\$575,000

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

4/34 GRANDVIEW STREET GLENROY VIC 3046	\$530,000	08-Jul-25
2/16 GEORGE STREET GLENROY VIC 3046	\$550,000	12-Jun-25
2/97 PLUMPTON AVENUE GLENROY VIC 3046	\$575,000	12-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: 25 August 2025



**4/34 GRANDVIEW STREET
GLENROY VIC 3046**

 2  1  1

Sold Price

^{RS}

\$530,000

Sold Date

08-Jul-25

Distance

0.43km



**2/16 GEORGE STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

\$550,000

Sold Date

12-Jun-25

Distance

0.1km



**2/97 PLUMPTON AVENUE
GLENROY VIC 3046**

 2  1  1

Sold Price

\$575,000

Sold Date

12-Jun-25

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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