

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

3/42 GRANDVIEW 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

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

4/34 GRANDVIEW STREET GLENROY VIC 3046	\$530,000	08-Jul-25
3/17 KENNEDY STREET GLENROY VIC 3046	\$571,000	12-Apr-25
3/11 STANLEY STREET GLENROY VIC 3046	\$580,000	26-Apr-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: 03 October 2025



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

 2  1  1

Sold Price **\$530,000** Sold Date **08-Jul-25**

Distance **0.08km**



**3/17 KENNEDY STREET GLENROY
VIC 3046**

 2  1  1

Sold Price **\$571,000** Sold Date **12-Apr-25**

Distance **0.35km**



**3/11 STANLEY STREET GLENROY
VIC 3046**

 2  1  1

Sold Price ^{RS} **\$580,000** Sold Date **26-Apr-25**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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