

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

3/715 PASCOE VALE ROAD 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

\$529,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2025

to

30 Jun 2026

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

2/1 BLUCHER STREET GLENROY VIC 3046	\$555,000	15-Sep-25
2/26 DALEY STREET GLENROY VIC 3046	\$545,000	29-Jun-26
5/161 GLENROY ROAD GLENROY VIC 3046	\$540,000	23-Apr-26

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: 08 July 2026


**2/1 BLUCHER STREET GLENROY
VIC 3046**

 2
  1
  1

Sold Price

\$555,000

Sold Date

15-Sep-25

Distance

0.35km

**2/26 DALEY STREET GLENROY VIC
3046**

 2
  1
  1

Sold Price

^{RS} **\$545,000**

Sold Date

29-Jun-26

Distance

2.02km

**5/161 GLENROY ROAD GLENROY
VIC 3046**

 2
  1
  1

Sold Price

\$540,000

Sold Date

23-Apr-26

Distance

0.59km
RS = Recent sale

UN = Undisclosed Sale

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