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	$485,000	&	$533,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Sep 2025	to	31 Aug 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
7/6 GRANDVIEW STREET GLENROY VIC 3046	$470,000	15-Apr-26
3/25 KENNEDY STREET GLENROY VIC 3046	$540,000	12-Apr-26
7/21 STATION ROAD OAK PARK VIC 3046	$497,500	26-Mar-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: 23 September 2026

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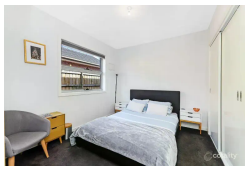

7/6 GRANDVIEW STREET GLENROY VIC 3046

2 1 1

Sold Price **$470,000** Sold Date **15-Apr-26**

Distance **0.22km**

3/25 KENNEDY STREET GLENROY VIC 3046

2 1 1

Sold Price **$540,000** Sold Date **12-Apr-26**

Distance **0.39km**

7/21 STATION ROAD OAK PARK VIC 3046

2 1 1

Sold Price **$497,500** Sold Date **26-Mar-26**

Distance **0.78km**

9/21 STATION ROAD OAK PARK VIC 3046

2 1 -

Sold Price **$505,000** Sold Date **04-Jun-26**

Distance **0.78km**

15/21 STATION ROAD OAK PARK VIC 3046

2 1 1

Sold Price Sold Date **31-Jul-26**

Distance **0.78km**

RS = Recent sale **UN** = Undisclosed Sale

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