

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

3/76 Glenroy Road, Glenroy

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Price range

\$575,000

\$595,000

Median sale price

Median price

\$523,750

Property type

Unit

Suburb

Glenroy

Period - From

Nov 2024

to

May 2025

Source

Rea.com

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 six 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
1.	2/39-41 Valencia Street, Glenroy	\$590,000	8.5.2025
2.	2/66 Everard Street, Glenroy	\$590,000	14.4.2025
3.	3/14 Harold Street, Glenroy	\$600,000	21.2.2025

This Statement of Information was prepared on:

06.06.2025