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	4/1 GLADSTONE PARADE 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Mar 2025	to	28 Feb 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
3/2 GRANDVIEW STREET GLENROY VIC 3046	$505,000	17-Dec-25
7/2 GRANDVIEW STREET GLENROY VIC 3046	$522,500	25-Sep-24
4/10 GLADSTONE PARADE GLENROY VIC 3046	$670,000	29-Sep-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: 10 March 2026

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3/2 GRANDVIEW STREET GLENROY VIC 3046

2 2 1

Sold Price **$505,000** Sold Date **17-Dec-25**

Distance **0.05km**

7/2 GRANDVIEW STREET GLENROY VIC 3046

3 2 2

Sold Price **$522,500** Sold Date **25-Sep-24**

Distance **0.05km**

4/10 GLADSTONE PARADE GLENROY VIC 3046

2 1 1

Sold Price **$670,000** Sold Date **29-Sep-25**

Distance **0.08km**

4/14 GLADSTONE PARADE GLENROY VIC 3046

2 1 1

Sold Price **$532,000** Sold Date **30-Sep-25**

Distance **0.11km**

2/17 GLADSTONE PARADE GLENROY VIC 3046

2 1 1

Sold Price **$560,000** Sold Date **17-Oct-25**

Distance **0.15km**

3/784 PASCOE VALE ROAD GLENROY VIC 3046

2 2 1

Sold Price RS **$588,000** Sold Date **15-Jan-26**

Distance **0.15km**

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

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