

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



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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