

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

4/68 WHEATSHEAF 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2024

to

30 Sep 2025

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

6/727 PASCOE VALE ROAD GLENROY VIC 3046	\$440,000	22-Jul-25
2/6 GORDON COURT GLENROY VIC 3046	\$465,000	08-Apr-25
2/18 HARTINGTON STREET GLENROY VIC 3046	\$467,000	05-Apr-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: 03 October 2025



**6/727 PASCOE VALE ROAD
GLENROY VIC 3046**

 2  1  1

Sold Price **\$440,000** Sold Date **22-Jul-25**

Distance **0.46km**



**2/6 GORDON COURT GLENROY
VIC 3046**

 2  1  1

Sold Price **\$465,000** Sold Date **08-Apr-25**

Distance **1.01km**



**2/18 HARTINGTON STREET
GLENROY VIC 3046**

 2  1  1

Sold Price **\$467,000** Sold Date **05-Apr-25**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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