

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

4/885-887 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

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

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

3/6 GLADSTONE PARADE GLENROY VIC 3046	\$480,000	23-Aug-25
6/5 MURRELL STREET GLENROY VIC 3046	\$492,500	29-May-25
2/1 LINDSAY STREET GLENROY VIC 3046	\$515,000	09-Aug-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: 28 October 2025



**3/6 GLADSTONE PARADE
GLENROY VIC 3046**

 2  2  1

Sold Price **\$480,000** Sold Date **23-Aug-25**

Distance **0.66km**



**6/5 MURRELL STREET GLENROY
VIC 3046**

 2  2  1

Sold Price **\$492,500** Sold Date **29-May-25**

Distance **0.71km**



**2/1 LINDSAY STREET GLENROY
VIC 3046**

 2  2  1

Sold Price **\$515,000** Sold Date **09-Aug-25**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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