

# 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

6/11 Currajong Street, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$360,000

&

\$390,000

### Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Glenroy

Period - From

01/01/2025

to

31/03/2025

Source

REIV

### 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	7/77 Chapman Av GLENROY 3046	\$335,000	17/02/2025
2	4/3 Shepherd St GLENROY 3046	\$330,000	14/12/2024
3			

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 six months.

This Statement of Information was prepared on:

30/04/2025 13:10



2 1 1

**Rooms:** 3

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**7/77 Chapman Av GLENROY 3046 (REI)**

**Agent Comments**

2 1 1

**Price:** \$335,000

**Method:** Private Sale

**Date:** 17/02/2025

**Property Type:** Apartment



**4/3 Shepherd St GLENROY 3046 (REI)**

**Agent Comments**

2 1 1

**Price:** \$330,000

**Method:** Private Sale

**Date:** 14/12/2024

**Property Type:** Unit

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 six months.