

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

6/161 GLENROY 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

\$575,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,250

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2024

to

31 Jul 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

2/30 GEORGE STREET GLENROY VIC 3046	\$600,000	30-Jun-25
3/70 HILDA STREET GLENROY VIC 3046	\$600,000	30-Jul-25
2/28 BECKET STREET SOUTH GLENROY VIC 3046	\$615,500	29-Mar-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: 18 August 2025



2/30 GEORGE STREET GLENROY VIC 3046

Sold Price

^{RS}**\$600,000**

Sold Date

30-Jun-25

2

1

1

Distance

1.08km

3/70 HILDA STREET GLENROY VIC 3046

Sold Price

^{RS}**\$600,000**^{UN}

Sold Date

30-Jul-25

2

2

1

Distance

1.25km

2/28 BECKET STREET SOUTH GLENROY VIC 3046

Sold Price

\$615,500

Sold Date

29-Mar-25

2

2

1

Distance

1.02km**RS** = Recent sale**UN** = Undisclosed Sale

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