

# 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

66 Glenroy Road, 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

\$800,000

&

\$880,000

### Median sale price

Median price

\$910,000

Property Type

House

Suburb

Glenroy

Period - From

01/07/2025

to

30/06/2026

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 | 25 Andrew St GLENROY 3046      | \$875,000 | 11/07/2026   |
| 2 | 12 William St GLENROY 3046     | \$853,000 | 11/04/2026   |
| 3 | 19 Fran St GLENROY 3046        | \$860,000 | 01/04/2026   |

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:

31/07/2026 16:10



3 1 1

**Rooms:** 1

**Property Type:**

Divorce/Estate/Family Transfers

Agent Comments

**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

Year ending June 2026: \$910,000

## Comparable Properties



**25 Andrew St GLENROY 3046 (REI)**

Agent Comments

3 1 2

**Price:** \$875,000

**Method:** Auction Sale

**Date:** 11/07/2026

**Property Type:** House (Res)

**Land Size:** 780 sqm approx



**12 William St GLENROY 3046 (REI/VG)**

Agent Comments

3 1 4

**Price:** \$853,000

**Method:** Auction Sale

**Date:** 11/04/2026

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 586 sqm approx



**19 Fran St GLENROY 3046 (REI/VG)**

Agent Comments

3 1 5

**Price:** \$860,000

**Method:** Private Sale

**Date:** 01/04/2026

**Property Type:** House (Res)

**Land Size:** 557 sqm approx

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