

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

1/898 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

\$790,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2025

to

31 May 2026

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

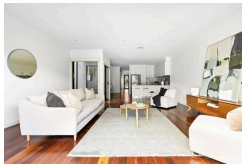
Date of sale

2/180 MELBOURNE AVENUE GLENROY VIC 3046	\$865,000	28-Mar-26
25 LEWIS STREET GLENROY VIC 3046	\$846,000	03-Mar-26

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: 23 June 2026



2/180 MELBOURNE AVENUE GLENROY VIC 3046

4 2 2

Sold Price

\$865,000

Sold Date

28-Mar-26

Distance

0.46km



25 LEWIS STREET GLENROY VIC 3046

4 3 1

Sold Price

\$846,000

Sold Date

03-Mar-26

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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