

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

6/2 WARANA COURT 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2025

to

31 Jul 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

11/85 CHAPMAN AVENUE GLENROY VIC 3046	\$567,000	10-Apr-26
3/18 TUDOR STREET GLENROY VIC 3046	\$570,000	26-May-26
2/56 CARDINAL ROAD GLENROY VIC 3046	\$543,000	06-Jun-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: 06 August 2026



11/85 CHAPMAN AVENUE GLENROY VIC 3046

2 1 1

Sold Price **\$567,000** Sold Date **10-Apr-26**

Distance **0.38km**



3/18 TUDOR STREET GLENROY VIC 3046

2 1 1

Sold Price **\$570,000** Sold Date **26-May-26**

Distance **1.08km**



2/56 CARDINAL ROAD GLENROY VIC 3046

2 1 1

Sold Price **\$543,000** Sold Date **06-Jun-26**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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