

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

1/12 GEORGE STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2025

to

30 Jun 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

4/12 GEORGE STREET GLENROY VIC 3046	\$541,000	13-Jun-26
3/25 KENNEDY STREET GLENROY VIC 3046	\$540,000	12-Apr-26
2/29 PROSPECT STREET GLENROY VIC 3046	\$530,000	28-Apr-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: 30 July 2026



**4/12 GEORGE STREET GLENROY
VIC 3046**

Sold Price

\$541,000

Sold Date

13-Jun-26

2

1

1

Distance

0.03km



**3/25 KENNEDY STREET GLENROY
VIC 3046**

Sold Price

\$540,000

Sold Date

12-Apr-26

2

1

1

Distance

0.19km



**2/29 PROSPECT STREET GLENROY
VIC 3046**

Sold Price

\$530,000

Sold Date

28-Apr-26

2

1

1

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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