

## 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

3/715 PASCOE VALE 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) (\*Delete single price or range as applicable)

Single Price

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 4/12 GEORGE STREET GLENROY VIC 3046   | \$541,000 | 13-Jun-26 |
| 2/29 PROSPECT STREET GLENROY VIC 3046 | \$530,000 | 28-Apr-26 |
| 3/25 KENNEDY STREET GLENROY VIC 3046  | \$540,000 | 12-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: 31 August 2026



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

Sold Price

**\$541,000**

Sold Date

**13-Jun-26**

2

1

1

Distance

**0.38km**



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

Sold Price

**\$530,000**

Sold Date

**28-Apr-26**

2

1

1

Distance

**0.39km**



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

Sold Price

**\$540,000**

Sold Date

**12-Apr-26**

2

1

1

Distance

**0.4km**

RS = Recent sale

UN = Undisclosed Sale

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