

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

2/74 MELBOURNE AVENUE 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2025

to

31 Jan 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

3/156 MELBOURNE AVENUE GLENROY VIC 3046	\$728,000	14-Feb-26
4/76 LANGTON STREET GLENROY VIC 3046	\$680,500	14-Feb-26
7/54-56 ISLA AVENUE GLENROY VIC 3046	\$683,000	31-Jan-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: 26 February 2026


**3/156 MELBOURNE AVENUE
GLENROY VIC 3046**
 3  2  1

Sold Price

^{RS}
\$728,000

Sold Date

14-Feb-26

Distance

0.84km

**4/76 LANGTON STREET GLENROY
VIC 3046**
 3  2  1

Sold Price

^{RS}
\$680,500

Sold Date

14-Feb-26

Distance

1.7km

**7/54-56 ISLA AVENUE GLENROY
VIC 3046**
 3  1  1

Sold Price

^{RS}
\$683,000

Sold Date

31-Jan-26

Distance

0.28km
RS = Recent sale

UN = Undisclosed Sale

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