

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

2/8 VIEW 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

\$650,000

&

\$700,000

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

2/8 SALISBURY STREET GLENROY VIC 3046	\$650,000	14-Aug-26
2/11 CALDWELL STREET GLENROY VIC 3046	\$685,000	24-Apr-26
2/1 DANAE STREET GLENROY VIC 3046	\$650,000	26-May-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: 18 August 2026



2/8 SALISBURY STREET GLENROY VIC 3046

Sold Price

^{RS}

\$650,000

Sold Date

14-Aug-26

 2

 2

 1

Distance

1.59km



2/11 CALDWELL STREET GLENROY VIC 3046

Sold Price

\$685,000

Sold Date

24-Apr-26

 2

 2

 1

Distance

1.5km



2/1 DANAE STREET GLENROY VIC 3046

Sold Price

\$650,000

Sold Date

26-May-26

 2

 2

 1

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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