

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

4 CENTRE WAY 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Glenroy

Period-from

01 Jun 2025

to

31 May 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

1/35 GRANDVIEW STREET GLENROY VIC 3046	\$750,000	07-Mar-26
29A BELAIR AVENUE GLENROY VIC 3046	\$790,000	19-Dec-25

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: 03 June 2026

**1/35 GRANDVIEW STREET
GLENROY VIC 3046**

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Sold Price **\$750,000** Sold Date **07-Mar-26**Distance **0.69km****29A BELAIR AVENUE GLENROY
VIC 3046**

3 1 -

Sold Price **\$790,000** Sold Date **19-Dec-25**Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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