

## 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

3/57 COSMOS STREET 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

or range  
between

\$745,000

&

\$785,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2025

to

31 Mar 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

1/115 GLENROY ROAD GLENROY VIC 3046	\$770,000	23-Dec-25
2/3 ACACIA STREET GLENROY VIC 3046	\$770,000	22-Nov-25
1/54 MAUDE AVENUE GLENROY VIC 3046	\$780,000	31-Oct-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: 16 April 2026



**1/115 GLENROY ROAD GLENROY  
VIC 3046**

 3  2  1

Sold Price

**\$770,000**

Sold Date **23-Dec-25**

Distance **1.09km**



**2/3 ACACIA STREET GLENROY VIC  
3046**

 3  2  2

Sold Price

Sold Date **22-Nov-25**

Distance **1.2km**



**1/54 MAUDE AVENUE GLENROY  
VIC 3046**

 3  2  2

Sold Price

**\$780,000**

Sold Date **31-Oct-25**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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