

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

4/866 PASCOE VALE ROAD 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

\$465,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2025

to

30 Apr 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

7/6 GRANDVIEW STREET GLENROY VIC 3046	\$470,000	29-Apr-26
7/900 PASCOE VALE ROAD GLENROY VIC 3046	\$480,000	26-Feb-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: 06 May 2026

**7/6 GRANDVIEW STREET
GLENROY VIC 3046**

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Sold Price

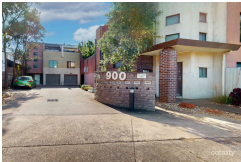
RS

\$470,000

Sold Date

29-Apr-26

Distance

0.68km**7/900 PASCOE VALE ROAD
GLENROY VIC 3046**

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Sold Price

\$480,000

Sold Date

26-Feb-26

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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