

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

1/34 WILLIAM 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

\$850,000

&

\$899,500

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

1/4 CALDWELL STREET GLENROY VIC 3046	\$900,000	25-Jun-26
1/42 FARVIEW STREET GLENROY VIC 3046	\$853,000	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: 07 August 2026



**1/4 CALDWELL STREET GLENROY
VIC 3046**

Sold Price

^{RS}

\$900,000

Sold Date

25-Jun-26



3



2



2

Distance

2.42km



**1/42 FARVIEW STREET GLENROY
VIC 3046**

Sold Price

\$853,000

Sold Date

26-Feb-26



3



2



1

Distance

2.27km

RS = Recent sale

UN = Undisclosed Sale

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