

## 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

58A WIDFORD 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

\$845,000

&

\$895,000

### 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

1/42 FARVIEW STREET GLENROY VIC 3046	\$853,000	27-Feb-26
1/34 PROSPECT STREET GLENROY VIC 3046	\$842,500	26-Sep-25
1/40 BELAIR AVENUE GLENROY VIC 3046	\$845,000	12-Nov-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: 11 April 2026

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

3 2 1

Sold Price

RS

**\$853,000**

Sold Date

**27-Feb-26**

Distance

**1.47km****1/34 PROSPECT STREET GLENROY  
VIC 3046**

3 2 1

Sold Price

**\$842,500**

Sold Date

**26-Sep-25**

Distance

**1.5km****1/40 BELAIR AVENUE GLENROY  
VIC 3046**

3 2 1

Sold Price

**\$845,000**

Sold Date

**12-Nov-25**

Distance

**1.01km**

RS = Recent sale

UN = Undisclosed Sale

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