

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

3/2 LANGTON 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,250

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

3/217 WEST STREET GLENROY VIC 3046	\$660,000	07-Apr-26
1/78 MAUDE AVENUE GLENROY VIC 3046	\$610,000	08-May-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: 20 May 2026



3/217 WEST STREET GLENROY VIC 3046 Sold Price **\$660,000** Sold Date **07-Apr-26**

 1  1  1

Distance **2.38km**



1/78 MAUDE AVENUE GLENROY VIC 3046 Sold Price ^{RS} **\$610,000** Sold Date **08-May-26**

 3  1  2

Distance **1.95km**

RS = Recent sale **UN** = Undisclosed Sale

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