

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

1/4 VIEW 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2025

to

28 Feb 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

6/135-137 CARDINAL ROAD GLENROY VIC 3046	\$670,000	11-Oct-25
4/76 LANGTON STREET GLENROY VIC 3046	\$680,500	14-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: 26 March 2026



**6/135-137 CARDINAL ROAD
GLENROY VIC 3046**

 3  2  1

Sold Price

\$670,000

Sold Date

11-Oct-25

Distance

0.67km



**4/76 LANGTON STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

^{RS} **\$680,500**

Sold Date

14-Feb-26

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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