

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

\$585,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2025

to

31 Aug 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

5/96 PLUMPTON AVENUE GLENROY VIC 3046	\$602,000	30-Jul-26
4/880 PASCOE VALE ROAD GLENROY VIC 3046	\$615,000	16-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: 03 September 2026



**5/96 PLUMPTON AVENUE
GLENROY VIC 3046**

 3  2  1

Sold Price

^{RS} **\$602,000** Sold Date **30-Jul-26**

Distance **1.72km**



**4/880 PASCOE VALE ROAD
GLENROY VIC 3046**

 2  2  1

Sold Price

\$615,000 Sold Date **16-Feb-26**

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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