

## 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

103 VIEW 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$861,000

Property type

House

Suburb

Glenroy

Period-from

01 Jul 2025

to

30 Jun 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 82 LANGTON STREET GLENROY VIC 3046   | \$850,000 | 07-May-26 |
| 65 MOONEE BOULEVARD GLENROY VIC 3046 | \$850,000 | 01-May-26 |
| 35 BEATTY AVENUE GLENROY VIC 3046    | \$900,000 | 28-Mar-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: 31 July 2026



**82 LANGTON STREET GLENROY  
VIC 3046**

 3  1  2

Sold Price

**\$850,000**

Sold Date **07-May-26**

Distance **1.02km**



**65 MOONEE BOULEVARD  
GLENROY VIC 3046**

 3  1  2

Sold Price

Sold Date **01-May-26**

Distance **1.84km**



**35 BEATTY AVENUE GLENROY VIC  
3046**

 3  1  2

Sold Price

**\$900,000**

Sold Date **28-Mar-26**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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