

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

1/898 PASCOE VALE ROAD 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

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2025

to

31 May 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

2/180 MELBOURNE AVENUE GLENROY VIC 3046	\$865,000	28-Mar-26
1/39 GRANDVIEW STREET GLENROY VIC 3046	\$890,000	07-Jan-26
1/11 TRUSCOTT STREET GLENROY VIC 3046	\$850,000	24-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: 11 June 2026

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**2/180 MELBOURNE AVENUE
GLENROY VIC 3046**

4 2 2

Sold Price **\$865,000** Sold Date **28-Mar-26**

Distance **0.46km**



**1/39 GRANDVIEW STREET
GLENROY VIC 3046**

4 3 2

Sold Price **\$890,000** Sold Date **07-Jan-26**

Distance **1.2km**



**1/11 TRUSCOTT STREET GLENROY
VIC 3046**

4 1 1

Sold Price **\$850,000** Sold Date **24-Mar-26**

Distance **2.25km**

RS = Recent sale

UN = Undisclosed Sale

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