

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

1/26 STANLEY 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

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2025

to

31 Jan 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

2/15 VALENCIA STREET GLENROY VIC 3046	\$710,550	09-Dec-25
4/54A CHAPMAN AVENUE GLENROY VIC 3046	\$742,000	20-Sep-25
3/12 BECKET STREET SOUTH GLENROY VIC 3046	\$720,000	05-Dec-25

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: 09 February 2026



**2/15 VALENCIA STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

^{RS} **\$710,550** Sold Date **09-Dec-25**

Distance **1.97km**



**4/54A CHAPMAN AVENUE
GLENROY VIC 3046**

 3  2  1

Sold Price

\$742,000 Sold Date **20-Sep-25**

Distance **0.41km**



**3/12 BECKET STREET SOUTH
GLENROY VIC 3046**

 3  2  1

Sold Price

\$720,000 Sold Date **05-Dec-25**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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