

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

11 Plumpton Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000

&

\$1,950,000

Median sale price

Median price \$937,500

Property Type House

Suburb Glenroy

Period - From 01/01/2026

to

31/03/2026

Source REIV

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 six 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
1	2 Thor St STRATHMORE 3041	\$1,890,000	28/03/2026
2	17 New Rd OAK PARK 3046	\$1,940,000	09/12/2025
3	22 Melbourne Av GLENROY 3046	\$1,800,000	21/10/2025

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 six months.~~

This Statement of Information was prepared on:

08/04/2026 12:51



Property Type: House

Agent Comments

Meticulously crafted throughout, this Glenroy home delivers premium finishes and expansive open-plan living spaces designed for effortless family living.

Comparable Properties



2 Thor St STRATHMORE 3041 (REI)



Price: \$1,890,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 696 sqm approx

Agent Comments

Both properties offer similar land content and share the same off street parking options. Superior as property is in a slightly more convenient position for most. Inferior as lacks an additional bedroom space; smaller internally.



17 New Rd OAK PARK 3046 (REI)



Price: \$1,940,000

Method: Private Sale

Date: 09/12/2025

Property Type: House

Agent Comments

Both properties showcase high-end finishes throughout, additionally share the same accommodation. Inferior as the property is on smaller land content.



22 Melbourne Av GLENROY 3046 (REI/VG)



Price: \$1,800,000

Method: Auction Sale

Date: 21/10/2025

Rooms: 7

Property Type: House (Res)

Land Size: 641 sqm approx

Agent Comments

Both properties share alike locations. Though the properties facades are slightly different, they both share a near similar configuration with five bedrooms and four bathroom zones. Inferior as the property does not have a pool, and not as modern internally.