

# 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

111 Valley Crescent, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$600,000

### Median sale price

Median price \$651,500 Property Type Unit Suburb Glenroy

Period - From 01/10/2025 to 31/12/2025 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	1/2 Warana Ct GLENROY 3046	\$575,000	04/02/2026
2	6/9 Karin Cr GLENROY 3046	\$580,000	18/11/2025
3	3/9 Karin Cr GLENROY 3046	\$580,000	10/11/2025

**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:

26/03/2026 14:17

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**Indicative Selling Price**  
\$560,000 - \$600,000  
**Median Unit Price**  
December quarter 2025: \$651,500



   **single Garage**  
2 1.5 e

**Rooms:** 4  
**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 157 sqm approx  
**Agent Comments**

## Comparable Properties



1/2 Warana Ct GLENROY 3046 (REI/VG)

[Agent Comments](#)

 2  1  1

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 04/02/2026  
**Property Type:** Townhouse (Single)

6/9 Karin Cr GLENROY 3046 (REI/VG)

[Agent Comments](#)

 2  1  1

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 18/11/2025  
**Rooms:** 5  
**Property Type:** Townhouse (Res)

3/9 Karin Cr GLENROY 3046 (REI/VG)

[Agent Comments](#)

 2  1  1

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 10/11/2025  
**Rooms:** 5  
**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 9387 5888



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