

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

148 Evell Street, Glenroy Vic 3046

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$665,000

Property Type

Unit

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	3/40 Glenroy Rd GLENROY 3046	\$737,000	26/02/2026
2	3/156 Melbourne Av GLENROY 3046	\$728,000	14/02/2026
3	146 Evell St GLENROY 3046	\$726,000	07/02/2026

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:

06/05/2026 12:05



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

March quarter 2026: \$665,000

Comparable Properties



3/40 Glenroy Rd GLENROY 3046 (REI/VG)

Agent Comments

3 2 1

Price: \$737,000

Method: Private Sale

Date: 26/02/2026

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 164 sqm approx



3/156 Melbourne Av GLENROY 3046 (REI/VG)

Agent Comments

3 2 1

Price: \$728,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)



146 Evell St GLENROY 3046 (REI/VG)

Agent Comments

3 2 2

Price: \$726,000

Method: Private Sale

Date: 07/02/2026

Property Type: Townhouse (Res)

Land Size: 135 sqm approx