

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

1B Ridgeway Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between

\$720,000

&

\$780,000

Median sale price

Median price

\$667,500

Property Type

Townhouse

Suburb

Glenroy

Period - From

17/07/2025

to

16/07/2026

Source

Property Data

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.

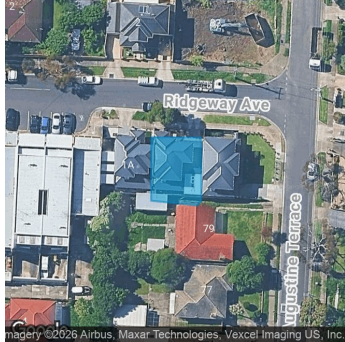
	Address of comparable property	Price	Date of sale
1	1/27 Gladstone Pde GLENROY 3046	\$797,000	01/07/2026
2	2/37 Clovelly Av GLENROY 3046	\$775,000	12/05/2026
3			

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:

17/07/2026 12:46



4 2 2

Property Type: Townhouse

Land Size: 173 sqm approx

Agent Comments

Townhouse Street Frontage 4 Bedroom 2 Bathroom Double Car Garage

Indicative Selling Price

\$720,000 - \$780,000

Median Townhouse Price

17/07/2025 - 16/07/2026: \$667,500

Comparable Properties

1/27 Gladstone Pde GLENROY 3046 (REI)

4 2 2

Price: \$797,000

Method:

Date: 01/07/2026

Property Type: Townhouse (Single)

Agent Comments

Recent sale in the vicinity Townhouse
4 Bedroom 2 Bathroom 2 Car Street
Frontage

2/37 Clovelly Av GLENROY 3046 (REI)

4 2 1

Price: \$775,000

Method: Sold Before Auction

Date: 12/05/2026

Property Type: Unit

Agent Comments

Recent sale in the vicinity Townhouse
4 Bedroom 2 Bathroom 1 Car Middle
Townhouse on the block

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.