

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

2/23 GLADSTONE PARADE 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2025

to

31 Aug 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

5/23 PROSPECT STREET GLENROY VIC 3046	\$590,000	04-Aug-26
3/48 PECHAM STREET GLENROY VIC 3046	\$605,000	30-Jul-26
3/58 AUGUSTINE TERRACE GLENROY VIC 3046	\$620,000	07-May-26

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: 23 September 2026



5/23 PROSPECT STREET GLENROY VIC 3046

 2  1  1

Sold Price \$590,000 Sold Date 04-Aug-26

Distance **0.25km**



3/48 PECHAM STREET GLENROY VIC 3046

 2  1  1

Sold Price

\$605,000 Sold Date 30-Jul-26

Distance **1.07km**



3/58 AUGUSTINE TERRACE GLENROY VIC 3046

 2  1  1

Sold Price

\$620,000 Sold Date 07-May-26

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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