

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

2/3 Ogden Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$475,000

&

\$522,000

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	1/4 Hyde St HADFIELD 3046	\$475,000	19/12/2025
2	3/50 Hubert Av GLENROY 3046	\$500,000	23/03/2026
3	3/2-4 Wheatsheaf Rd GLENROY 3046	\$519,000	15/12/2025

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:

11/06/2026 18:13









Off
street
Parkin
g

2

1

Rooms: 7
Property Type: Villa Unit
Land Size: 170 sqm approx sqm approx
Agent Comments

Indicative Selling Price
\$475,000 - \$522,000
Median Unit Price
March quarter 2026: \$665,000

Comparable Properties



1/4 Hyde St HADFIELD 3046 (REI)

Agent Comments







2

1

1

Price: \$475,000
Method: Private Sale
Date: 19/12/2025
Property Type: Unit
Land Size: 109 sqm approx

3/50 Hubert Av GLENROY 3046 (REI)

Agent Comments







2

1

1

Price: \$500,000
Method: Private Sale
Date: 23/03/2026
Rooms: 4
Property Type: Unit



3/2-4 Wheatsheaf Rd GLENROY 3046 (REI)

Agent Comments







2

2

1

Price: \$519,000
Method: Private Sale
Date: 15/12/2025
Property Type: Unit