

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

2/40 PENGANA AVENUE 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,562

Property type

Commercial

Suburb

Glenroy

Period-from

01 Apr 2025

to

31 Mar 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

2/95 CHAPMAN AVENUE GLENROY VIC 3046	\$630,000	02-Apr-26
2/27 LANGTON STREET GLENROY VIC 3046	\$610,000	19-Mar-26
1/2 WARANA COURT GLENROY VIC 3046	\$575,000	01-Feb-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: 07 April 2026


**2/95 CHAPMAN AVENUE
GLENROY VIC 3046**
 2  2  1

Sold Price

^{RS}
\$630,000

Sold Date

02-Apr-26

Distance

0.81km

**2/27 LANGTON STREET GLENROY
VIC 3046**
 2  2  1

Sold Price

^{RS}
\$610,000
^{UN}

Sold Date

19-Mar-26

Distance

1.35km

**1/2 WARANA COURT GLENROY
VIC 3046**
 2  1  1

Sold Price

\$575,000

Sold Date

01-Feb-26

Distance

0.47km
RS = Recent sale

UN = Undisclosed Sale

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