

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

2/43 Glen Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$670,000

&

\$720,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Glenroy

Period - From 01/04/2026

to

30/06/2026

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	19a Hubert Av GLENROY 3046	\$697,000	20/08/2026
2	121A Hilton St GLENROY 3046	\$700,000	26/06/2026
3	2/10 Harold St GLENROY 3046	\$695,000	11/06/2026

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:

01/09/2026 12:41

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Indicative Selling Price

\$670,000 - \$720,000

Median Unit Price

June quarter 2026: \$670,000



3 2 1

Rooms: 4

Property Type: Unit

Land Size: 220 sqm approx

Agent Comments

Comparable Properties



19a Hubert Av GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$697,000

Method: Private Sale

Date: 20/08/2026

Rooms: 6

Property Type: Unit

Land Size: 233 sqm approx



121A Hilton St GLENROY 3046 (REI/VG)

Agent Comments

3 2 2

Price: \$700,000

Method: Sold Before Auction

Date: 26/06/2026

Property Type: Villa



2/10 Harold St GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$695,000

Method: Private Sale

Date: 11/06/2026

Property Type: Villa