

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

2/47 COSMOS STREET 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,250

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2025

to

30 Apr 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

3/40 JUSTIN AVENUE GLENROY VIC 3046	\$700,000	14-Feb-26
2/15 VALENCIA STREET GLENROY VIC 3046	\$710,550	09-Dec-25
1/124 EVELL STREET GLENROY VIC 3046	\$735,000	12-Dec-25

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: 29 May 2026



**3/40 JUSTIN AVENUE GLENROY
VIC 3046**

Sold Price

\$700,000

Sold Date

14-Feb-26



3



2



2

Distance

0.27km



**2/15 VALENCIA STREET GLENROY
VIC 3046**

Sold Price

\$710,550

Sold Date

09-Dec-25



3



2



1

Distance

0.38km



**1/124 EVELL STREET GLENROY VIC
3046**

Sold Price

\$735,000

Sold Date

12-Dec-25



3



2



1

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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