

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

3/715 PASCOE VALE ROAD 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

\$560,000

&

\$620,000

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

4/40 BELAIR AVENUE GLENROY VIC 3046	\$660,000	09-Dec-25
3/11 STANLEY STREET GLENROY VIC 3046	\$580,000	22-Apr-25
2/17 GLADSTONE PARADE GLENROY VIC 3046	\$560,000	17-Oct-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: 22 May 2026


**4/40 BELAIR AVENUE GLENROY
VIC 3046**

 2
  1
  1

Sold Price

\$660,000

Sold Date **09-Dec-25**

Distance

0.6km

**3/11 STANLEY STREET GLENROY
VIC 3046**

 2
  1
  1

Sold Price

\$580,000

Sold Date **22-Apr-25**

Distance

0.28km

**2/17 GLADSTONE PARADE
GLENROY VIC 3046**

 2
  1
  1

Sold Price

\$560,000

Sold Date **17-Oct-25**

Distance

0.29km
RS = Recent sale

UN = Undisclosed Sale

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