

## 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

4 TARANA AVENUE GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$930,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 92 TARANA AVENUE GLENROY VIC 3046   | \$945,000   | 21-Mar-26 |
| 74 LOONGANA AVENUE GLENROY VIC 3046 | \$1,001,000 | 27-Mar-26 |
| 96 TARANA AVENUE GLENROY VIC 3046   | \$962,000   | 14-Mar-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: 29 May 2026



## 92 TARANA AVENUE GLENROY VIC 3046

 3  1  2

Sold Price

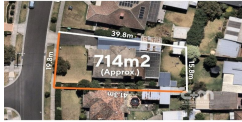
**\$945,000**

Sold Date

**21-Mar-26**

Distance

**0.33km**



## 74 LOONGANA AVENUE GLENROY VIC 3046

 3  1  2

Sold Price

<sup>RS</sup> **\$1,001,000**

Sold Date

**27-Mar-26**

Distance

**0.53km**



## 96 TARANA AVENUE GLENROY VIC 3046

 4  1  2

Sold Price

**\$962,000**

Sold Date

**14-Mar-26**

Distance

**0.33km**

RS = Recent sale

UN = Undisclosed Sale

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