

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

50 Tarana Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$651,500

Property Type Unit

Suburb Glenroy

Period - From 01/10/2025

to 31/12/2025

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	1/42 Farview St GLENROY 3046	\$853,000	27/02/2026
2	1/56 Lytton St GLENROY 3046	\$825,000	22/01/2026
3	1/40 Belair Av GLENROY 3046	\$845,000	12/11/2025

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:

11/03/2026 16:15

50 Tarana Avenue, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

9306 0422

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dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

December quarter 2025: \$651,500



3 2 2

Rooms: 6

Property Type: Townhouse

Land Size: 185 sqm approx

Agent Comments

Comparable Properties



1/42 Farview St GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$853,000

Method: Sold Before Auction

Date: 27/02/2026

Rooms: 5

Property Type: Unit

Land Size: 221 sqm approx



1/56 Lytton St GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$825,000

Method: Private Sale

Date: 22/01/2026

Property Type: Unit

Land Size: 1010 sqm approx



1/40 Belair Av GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$845,000

Method: Sold Before Auction

Date: 12/11/2025

Property Type: Townhouse (Single)

Land Size: 230 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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