

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

73 Station Road, Glenroy Vic 3046

Indicative selling price

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

Range between \$770,000

&

\$820,000

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	1/26 Stanley St GLENROY 3046	\$780,000	12/05/2026
2	50 Tarana Av GLENROY 3046	\$820,000	01/04/2026
3	2/35 Gladstone Pde GLENROY 3046	\$830,000	12/02/2026

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:

23/07/2026 12:09



3 2 1

Rooms: 5

Property Type: Townhouse

Land Size: 397 sqm approx

Agent Comments

Comparable Properties



1/26 Stanley St GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$780,000

Method: Private Sale

Date: 12/05/2026

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 224 sqm approx



50 Tarana Av GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$820,000

Method: Private Sale

Date: 01/04/2026

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 185 sqm approx



2/35 Gladstone Pde GLENROY 3046 (REI)

Agent Comments

3 3 2

Price: \$830,000

Method: Private Sale

Date: 12/02/2026

Property Type: Townhouse (Single)

Land Size: 208 sqm approx

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