

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

9 Milton Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$937,500

Property Type House

Suburb Glenroy

Period - From 01/01/2026

to

31/03/2026

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	11 Plumpton Av GLENROY 3046	\$1,995,000	29/04/2026
2	19 Vincent St OAK PARK 3046	\$2,100,000	20/04/2026
3			

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:

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

March quarter 2026: \$937,500



 5  2  4

Property Type: House

Land Size: 696 sqm approx

Agent Comments

Plus studio equipped with commercial kitchen.

Comparable Properties



11 Plumpton Av GLENROY 3046 (REI)

 5  3  2

Price: \$1,995,000

Method: Sold Before Auction

Date: 29/04/2026

Property Type: House (Res)

Land Size: 641 sqm approx

Agent Comments

The home has an extra bathroom, pool, large alfresco area and double garage.



19 Vincent St OAK PARK 3046 (REI)

 4  3  3

Price: \$2,100,000

Method: Private Sale

Date: 20/04/2026

Property Type: House (Res)

Agent Comments

The home is younger, has an extra bathroom, basketball court, pool and an Oak Park postcode.

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.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575