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<br>Including suburb and postcode | 22 HAROLD STREET 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 | $999,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $835,000 | Property type | House | Suburb | Glenroy |
| Period-from | 01 Nov 2024 | to | 31 Oct 2025 | 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 |
|---|---|---|
| 34 WHEATSHEAF ROAD GLENROY VIC 3046 | $1,000,000 | 25-Aug-25 |
| 2 LEWIS STREET GLENROY VIC 3046 | $950,000 | 19-Oct-25 |
| 24 LEWIS STREET GLENROY VIC 3046 | $950,000 | 21-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: 15 November 2025

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**34 WHEATSHEAF ROAD GLENROY VIC 3046**

3 1 1

Sold Price **$1,000,000** Sold Date **25-Aug-25**

Distance **0.25km**



**2 LEWIS STREET GLENROY VIC 3046**

3 1 2

Sold Price RS **$950,000** Sold Date **19-Oct-25**

Distance **0.45km**



**24 LEWIS STREET GLENROY VIC 3046**

3 1 1

Sold Price Sold Date **21-Oct-25**

Distance **0.62km**

**RS** = Recent sale **UN** = Undisclosed Sale

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