Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 12/11 CURRAJONG 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 | $330,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $600,000 | Property type | Unit | 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 five kilometres of the property for sale in the last 18 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 |
|---|---|---|
| 5/560 PASCOE VALE ROAD PASCOE VALE VIC 3044 | $345,000 | 11-Jul-25 |
| 6/11 CURRAJONG STREET GLENROY VIC 3046 | $367,000 | 01-Jun-25 |
| 30/836 PASCOE VALE ROAD GLENROY VIC 3046 | $350,000 | 26-Jun-25 |

**OR**

**B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months~~.

This Statement of Information was prepared on: 19 November 2025

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5/560 PASCOE VALE ROAD
PASCOE VALE VIC 3044

2 1 1

Sold Price 345000 Sold Date 11-Jul-25

Distance 1.51km



6/11 CURRAJONG STREET
GLENROY VIC 3046

2 1 1

Sold Price 367000 Sold Date 01-Jun-25

Distance -




30/836 PASCOE VALE ROAD
GLENROY VIC 3046

2 1 1

Sold Price 350000 Sold Date 26-Jun-25

Distance 0.91km

RS = Recent sale UN = Undisclosed Sale

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