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	2/50 LANGTON 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~~		or range between	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$842,000	Property type	House	Suburb	Glenroy
Period-from	01 Feb 2025	to	31 Jan 2026	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
2/2 KENNEDY STREET GLENROY VIC 3046	$717,000	04-Sep-25
2/46 CROMWELL STREET GLENROY VIC 3046	$685,000	27-Nov-25
3/24 CROMWELL STREET GLENROY VIC 3046	$650,000	14-Nov-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: 17 February 2026

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2/2 KENNEDY STREET GLENROY VIC 3046

2 2 1

Sold Price **$717,000** Sold Date **04-Sep-25**

Distance **1.22km**



2/46 CROMWELL STREET GLENROY VIC 3046

2 2 1

Sold Price **$685,000** Sold Date **27-Nov-25**

Distance **0.84km**



3/24 CROMWELL STREET GLENROY VIC 3046

2 2 1

Sold Price **$650,000** Sold Date **14-Nov-25**

Distance **0.89km**

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

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