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	7 ROY 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	$545,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$840,000	Property type	House	Suburb	Glenroy
Period-from	01 Jan 2025	to	31 Dec 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
1/26 VALENCIA STREET GLENROY VIC 3046	$555,000	28-Oct-25
3/28 VALENCIA STREET GLENROY VIC 3046	$560,000	17-Dec-25
4/9 KARIN CRESCENT GLENROY VIC 3046	$580,000	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: 27 January 2026

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1/26 VALENCIA STREET GLENROY VIC 3046

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Sold Price **$555,000** Sold Date **28-Oct-25**

Distance **1.06km**



3/28 VALENCIA STREET GLENROY VIC 3046

2 1 1

Sold Price RS **$560,000** Sold Date **17-Dec-25**

Distance **1.05km**



4/9 KARIN CRESCENT GLENROY VIC 3046

2 1 -

Sold Price **$580,000** Sold Date **14-Nov-25**

Distance **0km**

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

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