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	4/880 PASCOE VALE ROAD 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	$575,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	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
3/30 CHURCHILL STREET GLENROY VIC 3046	$575,000	12-Nov-25
1/77 VIEW STREET GLENROY VIC 3046	$600,000	21-Sep-25
3/863 PASCOE VALE ROAD GLENROY VIC 3046	$599,000	20-Aug-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: 06 February 2026

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3/30 CHURCHILL STREET GLENROY VIC 3046

3 2 1

Sold Price **$575,000** Sold Date **12-Nov-25**

Distance **0.49km**



1/77 VIEW STREET GLENROY VIC 3046

3 2 2

Sold Price RS **$600,000** Sold Date **21-Sep-25**

Distance **1.25km**



3/863 PASCOE VALE ROAD GLENROY VIC 3046

3 2 2

Sold Price **$599,000** Sold Date **20-Aug-25**

Distance **0.19km**

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

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