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	148 Evell Street, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $725,000 & $750,000

Median sale price

Median price $665,000 Property Type Unit Suburb Glenroy

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 six 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	3/40 Glenroy Rd GLENROY 3046	$737,000	26/02/2026
2	3/156 Melbourne Av GLENROY 3046	$728,000	14/02/2026
3	146 Evell St GLENROY 3046	$726,000	07/02/2026

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 six months.~~

This Statement of Information was prepared on: 03/06/2026 15:31

148 Evell Street, Glenroy Vic 3046

Hamza Raja
03 9070 5095
HamzaRaja@jelliscraig.com.au



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$725,000 - $750,000
Median Unit Price
March quarter 2026: $665,000

Comparable Properties



3/40 Glenroy Rd GLENROY 3046 (REI/VG)

3 2 1

Price: $737,000
Method: Private Sale
Date: 26/02/2026
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 164 sqm approx

Agent Comments



3/156 Melbourne Av GLENROY 3046 (REI/VG)

3 2 1

Price: $728,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Townhouse (Res)

Agent Comments



146 Evell St GLENROY 3046 (REI/VG)

3 2 2

Price: $726,000
Method: Private Sale
Date: 07/02/2026
Property Type: Townhouse (Res)
Land Size: 135 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

propertydata .com.au

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