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: 13 Currajong Street, Glenroy Vic 3046

Indicative selling price

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

Range between $570,000 & $620,000

Median sale price

Median price $595,000 Property Type Unit Suburb Glenroy

Period - From 01/01/2025 to 31/03/2025 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	1/67 Hubert Av GLENROY 3046	$635,000	01/05/2025
2	2/39-41 Valencia St GLENROY 3046	$590,000	23/04/2025
3	2/28 Becket St.S GLENROY 3046	$615,500	05/04/2025

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: 15/05/2025 10:01

13 Currajong Street, Glenroy Vic 3046

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Indicative Selling Price
$570,000 - $620,000
Median Unit Price
March quarter 2025: $595,000



2 1 1

Property Type: Townhouse (Res)
Land Size: 134 sqm approx

Agent Comments

Comparable Properties



1/67 Hubert Av GLENROY 3046 (REI)

2 1 1

Price: $635,000
Method: Sold Before Auction
Date: 01/05/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 206 sqm approx

Agent Comments

Larger land allotment, similar home



2/39-41 Valencia St GLENROY 3046 (REI)

2 1 1

Price: $590,000
Method: Private Sale
Date: 23/04/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 162 sqm approx

Agent Comments



2/28 Becket St.S GLENROY 3046 (REI)

2 2 1

Price: $615,500
Method: Private Sale
Date: 05/04/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 124 sqm approx

Agent Comments

Similar townhouse on a body corporate and extra bathroom

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