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	2/54 PECHAM 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	$550,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,500	Property type	Unit	Suburb	Glenroy
Period-from	01 Sep 2024	to	31 Aug 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
2/16 GEORGE STREET GLENROY VIC 3046	$550,000	12-Jun-25
1/18 PATRICK STREET GLENROY VIC 3046	$555,000	24-Apr-25
2/75 HUBERT AVENUE GLENROY VIC 3046	$560,000	24-May-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: 13 September 2025

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2/16 GEORGE STREET GLENROY VIC 3046

2 1 1

Sold Price **$550,000** Sold Date **12-Jun-25**

Distance **1.63km**



1/18 PATRICK STREET GLENROY VIC 3046

2 1 1

Sold Price **$555,000** Sold Date **24-Apr-25**

Distance **1.91km**



2/75 HUBERT AVENUE GLENROY VIC 3046

2 1 1

Sold Price **$560,000** Sold Date **24-May-25**

Distance **1.9km**

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

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