Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/69 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~~		or range between	$550,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,500	Property type	Unit	Suburb	Glenroy
Period-from	OCT 2024	to	SEP 2025	Source	realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
3/38 ACACIA STREET GLENROY VIC 3046	$620,000	21-Jul-25
3/70 HILDA STREET GLENROY VIC 3046	$600,000	30-Jul-25
2/54 PECHAM STREET GLENROY VIC 3046	$550,000	26-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months~~.

This Statement of Information was prepared on: 20 October 2025