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	2/1 BLUCHER 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	$500,000	&	$550,000

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.

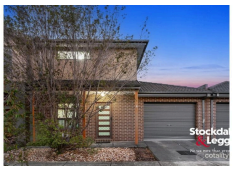
Address of comparable property	Price	Date of sale
4/85-87 VIEW STREET GLENROY VIC 3046	$520,000	30-Jun-25
2/41 PENGANA AVENUE GLENROY VIC 3046	$525,000	14-Jul-25
2/16 GEORGE STREET GLENROY VIC 3046	$550,000	12-Jun-25

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: 11 September 2025

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4/85-87 VIEW STREET GLENROY VIC 3046

2 1 1

Sold Price RS **$520,000** Sold Date **30-Jun-25**

Distance **1.42km**



2/41 PENGANA AVENUE GLENROY VIC 3046

2 1 1

Sold Price **$525,000** Sold Date **14-Jul-25**

Distance **1.34km**



2/16 GEORGE STREET GLENROY VIC 3046

2 1 1

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

Distance **0.74km**

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

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