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	3/42 GRANDVIEW 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	$530,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,500	Property type	Unit	Suburb	Glenroy
Period-from	01 Oct 2024	to	30 Sep 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
4/34 GRANDVIEW STREET GLENROY VIC 3046	$530,000	08-Jul-25
3/17 KENNEDY STREET GLENROY VIC 3046	$571,000	12-Apr-25
3/11 STANLEY STREET GLENROY VIC 3046	$580,000	26-Apr-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: 03 October 2025

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4/34 GRANDVIEW STREET GLENROY VIC 3046

2 1 1

Sold Price **$530,000** Sold Date **08-Jul-25**

Distance **0.08km**



3/17 KENNEDY STREET GLENROY VIC 3046

2 1 1

Sold Price **$571,000** Sold Date **12-Apr-25**

Distance **0.35km**



3/11 STANLEY STREET GLENROY VIC 3046

2 1 1

Sold Price RS **$580,000** Sold Date **26-Apr-25**

Distance **0.48km**

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

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