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	4/885-887 PASCOE VALE ROAD 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	$475,000	&	$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	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.

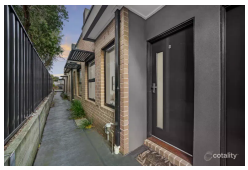
Address of comparable property	Price	Date of sale
3/6 GLADSTONE PARADE GLENROY VIC 3046	$480,000	23-Aug-25
6/5 MURRELL STREET GLENROY VIC 3046	$492,500	29-May-25
2/1 LINDSAY STREET GLENROY VIC 3046	$515,000	09-Aug-25

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: 28 October 2025

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3/6 GLADSTONE PARADE GLENROY VIC 3046

2 2 1

Sold Price **$480,000** Sold Date **23-Aug-25**

Distance **0.66km**



6/5 MURRELL STREET GLENROY VIC 3046

2 2 1

Sold Price **$492,500** Sold Date **29-May-25**

Distance **0.71km**



2/1 LINDSAY STREET GLENROY VIC 3046

2 2 1

Sold Price **$515,000** Sold Date **09-Aug-25**

Distance **0.94km**

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

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