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	2/46 CROMWELL 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	$635,000	&	$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Nov 2024	to	31 Oct 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
2/8 BECKET STREET SOUTH GLENROY VIC 3046	$651,500	30-Jul-25
1/38 ACACIA STREET GLENROY VIC 3046	$660,000	24-Oct-25
4/28 GLADSTONE PARADE GLENROY VIC 3046	$670,000	11-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: 19 November 2025

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2/8 BECKET STREET SOUTH GLENROY VIC 3046

2 2 1

Sold Price **$651,500** Sold Date **30-Jul-25**

Distance **0.9km**

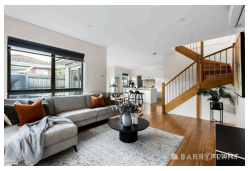


1/38 ACACIA STREET GLENROY VIC 3046

2 2 1

Sold Price RS **$660,000** Sold Date **24-Oct-25**

Distance **0.71km**



4/28 GLADSTONE PARADE GLENROY VIC 3046

2 2 1

Sold Price **$670,000** Sold Date **11-Jun-25**

Distance **1.26km**

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

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