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	1/115 Glenroy Road, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $700,000 & $750,000

Median sale price

Median price $650,000 Property Type Unit Suburb Glenroy

Period - From 01/07/2025 to 30/09/2025 Source REIV

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 six 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
1	4/2 Kennedy St GLENROY 3046	$752,500	21/08/2025
2	2/30 Harold St GLENROY 3046	$765,000	16/08/2025
3	1/6 Prospect St GLENROY 3046	$725,000	04/08/2025

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 six months.~~

This Statement of Information was prepared on: 22/10/2025 13:00

1/115 Glenroy Road, Glenroy Vic 3046

Irene Androulidakis
9379 2000
0419 345 017
ireneandroulidakis@jelliscraig.com.au



3 2 1

Property Type: Townhouse
Land Size: 217 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
September quarter 2025: $650,000

Great size townhouse built 2009, street frontage close to shops and train station, bedroom downstairs and 2 upstairs.

Comparable Properties



4/2 Kennedy St GLENROY 3046 (REI/VG)

3 2 2

Price: $752,500
Method: Private Sale
Date: 21/08/2025
Property Type: Townhouse (Single)
Land Size: 200 sqm approx

Agent Comments

Great comparable as in very close proximity, size and very similar accommodation however Kennedy is a new build.



2/30 Harold St GLENROY 3046 (REI)

3 2 2

Price: $765,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Single)

Agent Comments

Great comparable, literally a street behind, similar era build and very similar condition and accommodation, Harold has an extra car space.



1/6 Prospect St GLENROY 3046 (REI/VG)

3 2 2

Price: $725,000
Method: Private Sale
Date: 04/08/2025
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 206 sqm approx

Agent Comments

Great comparable also as in close proximity, similar condition and accommodation, Prospect is a newer build.

Account - Jellis Craig | P: 03 9379 2000

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.