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 Kalang Road, Glenroy Vic 3046

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $893,000 Property Type House 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	22 Harold St GLENROY 3046	$990,000	03/12/2025
2	45 Gladstone Pde GLENROY 3046	$907,000	19/11/2025
3	4 Kalang Rd GLENROY 3046	$925,000	09/07/2025

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: 15/12/2025 15:26

1 Kalang Road, Glenroy Vic 3046

JellisCraig

Tim Ash
9379 2000
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4 2 1

Property Type: House
Land Size: 697 sqm approx

Indicative Selling Price
$900,000 - $990,000
Median House Price
September quarter 2025: $893,000

Agent Comments

Original home. 4 bedroom 2 bathroom in good condition.

Comparable Properties



22 Harold St GLENROY 3046 (REI)

3 1 2

Price: $990,000
Method: Private Sale
Date: 03/12/2025
Rooms: 5
Property Type: House (Res)
Land Size: 667 sqm approx

Agent Comments

Original home of similar traits that is close by.



45 Gladstone Pde GLENROY 3046 (REI)

4 2 2

Price: $907,000
Method: Private Sale
Date: 19/11/2025
Property Type: House

Agent Comments

Similar sized weather board home in good condition.



4 Kalang Rd GLENROY 3046 (REI/VG)

3 1 1

Price: $925,000
Method: Private Sale
Date: 09/07/2025
Rooms: 5
Property Type: House (Res)
Land Size: 614 sqm approx

Agent Comments

Sold on the same street with similar land size.

REIV THE DIFFERENCE | propertydata.com.au

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