

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

50 Tarana Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$780,000 & \$825,000

Median sale price

Median price \$651,500 Property Type Unit Suburb Glenroy

Period - From 01/10/2025 to 31/12/2025 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	2/35 Gladstone Pde GLENROY 3046	\$830,000	12/02/2026
2	1/56 Lytton St GLENROY 3046	\$825,000	22/01/2026
3	2/36 Kennedy St GLENROY 3046	\$812,500	30/09/2025

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:

23/03/2026 19:41



 3  2  2

Rooms: 6

Property Type: Townhouse

Land Size: 185 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$825,000

Median Unit Price

December quarter 2025: \$651,500

Comparable Properties



2/35 Gladstone Pde GLENROY 3046 (REI)

Agent Comments

 3  3  2

Price: \$830,000

Method: Private Sale

Date: 12/02/2026

Property Type: Townhouse (Single)

Land Size: 208 sqm approx



1/56 Lytton St GLENROY 3046 (REI)

Agent Comments

 3  2  2

Price: \$825,000

Method: Private Sale

Date: 22/01/2026

Property Type: Unit

Land Size: 1010 sqm approx



2/36 Kennedy St GLENROY 3046 (REI)

Agent Comments

 3  2  1

Price: \$812,500

Method: Private Sale

Date: 30/09/2025

Property Type: Townhouse (Res)

Land Size: 259.40 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938