

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

3/25 KENNEDY 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2025

to

28 Feb 2026

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

3/40-42 CHAPMAN AVENUE GLENROY VIC 3046	\$540,000	15-Sep-25
2/17 GLADSTONE PARADE GLENROY VIC 3046	\$560,000	17-Oct-25
4/14 GLADSTONE PARADE GLENROY VIC 3046	\$532,000	30-Sep-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: 12 March 2026


**3/40-42 CHAPMAN AVENUE
GLENROY VIC 3046**
 2  1  1

 Sold Price **\$540,000** Sold Date **15-Sep-25**

 Distance **0.25km**

**2/17 GLADSTONE PARADE
GLENROY VIC 3046**
 2  1  1

 Sold Price **\$560,000** Sold Date **17-Oct-25**

 Distance **0.46km**

**4/14 GLADSTONE PARADE
GLENROY VIC 3046**
 2  1  1

 Sold Price **\$532,000** Sold Date **30-Sep-25**

 Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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