

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

1/57 OUTLOOK DRIVE 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

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2025

to

31 Mar 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

2/54A CHAPMAN AVENUE GLENROY VIC 3046	\$760,000	05-Mar-26
1/35 GRANDVIEW STREET GLENROY VIC 3046	\$750,000	20-Mar-26
1/50 LANGTON STREET GLENROY VIC 3046	\$830,000	05-Mar-26

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: 16 April 2026



**2/54A CHAPMAN AVENUE
GLENROY VIC 3046**

 3  2  1

Sold Price ^{RS} **\$760,000** Sold Date **05-Mar-26**

Distance **0.92km**



**1/35 GRANDVIEW STREET
GLENROY VIC 3046**

 3  1  1

Sold Price ^{RS} **\$750,000** Sold Date **20-Mar-26**

Distance **0.81km**



**1/50 LANGTON STREET GLENROY
VIC 3046**

 3  2  1

Sold Price **\$830,000** Sold Date **05-Mar-26**

Distance **1.44km**

RS = Recent sale UN = Undisclosed Sale

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