

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

1/7 Nene Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$937,500 Property Type House Suburb Glenroy

Period - From 01/01/2026 to 31/03/2026 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 | 728 Pascoe Vale Rd GLENROY 3046 | \$743,000 | 28/03/2026 |
| 2 | 1/32 Justin Av GLENROY 3046 | \$695,000 | 21/03/2026 |
| 3 | 67 Pecham St GLENROY 3046 | \$700,000 | 14/03/2026 |

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:

15/04/2026 11:28



Rooms: 5

Property Type: House

Land Size: 284 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$690,000 - \$750,000

Median House Price

March quarter 2026: \$937,500

Comparable Properties



728 Pascoe Vale Rd GLENROY 3046 (REI)

[Agent Comments](#)



Price: \$743,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 336 sqm approx



1/32 Justin Av GLENROY 3046 (REI)

[Agent Comments](#)



Price: \$695,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House



67 Pecham St GLENROY 3046 (REI)

[Agent Comments](#)



Price: \$700,000

Method: Private Sale

Date: 14/03/2026

Rooms: 5

Property Type: House (Res)

Land Size: 301 sqm approx

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