

# 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

1/204 West Street, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$690,000

### Median sale price

Median price \$869,000 Property Type House Suburb Glenroy

Period - From 01/04/2025 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	1/110 Gowrie St GLENROY 3046	\$685,000	11/12/2025
2	11 Fairleigh St GLENROY 3046	\$639,500	17/11/2025
3	64 Morley St GLENROY 3046	\$658,000	03/11/2025

**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: 10/04/2026 16:32



 3  
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  4

**Property Type:** House  
 Agent Comments

**Indicative Selling Price**  
 \$630,000 - \$690,000  
**Median House Price**  
 Year ending March 2026: \$869,000

## Comparable Properties



1/110 Gowrie St GLENROY 3046 (REI/VG)

Agent Comments

 3  
  2  
  3

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 11/12/2025  
**Property Type:** House  
**Land Size:** 340 sqm approx



11 Fairleigh St GLENROY 3046 (REI/VG)

Agent Comments

 3  
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  1

**Price:** \$639,500  
**Method:** Sold Before Auction  
**Date:** 17/11/2025  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 415 sqm approx



64 Morley St GLENROY 3046 (REI/VG)

Agent Comments

 3  
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  2

**Price:** \$658,000  
**Method:** Private Sale  
**Date:** 03/11/2025  
**Property Type:** House (Res)  
**Land Size:** 431 sqm approx

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