

# 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

91 View 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 \$840,000 & \$860,000

### 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	52 Paget Av GLENROY 3046	\$845,000	28/02/2026
2	15 Morley St GLENROY 3046	\$870,000	09/12/2025
3	77 Glen St GLENROY 3046	\$851,750	08/11/2025

**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 16:21



6   3   3

**Rooms:** 9  
**Property Type:** House  
**Land Size:** 664 sqm approx

**Agent Comments**

4 bedroom house + self contained bungalow

**Indicative Selling Price**

\$840,000 - \$860,000

**Median House Price**

Year ending March 2026: \$869,000

## Comparable Properties



**52 Paget Av GLENROY 3046 (REI)**

[Agent Comments](#)

3   1   2

**Price:** \$845,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 618 sqm approx

**15 Morley St GLENROY 3046 (REI)**

[Agent Comments](#)

3   1   1

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 09/12/2025  
**Property Type:** House (Res)



**77 Glen St GLENROY 3046 (REI)**

[Agent Comments](#)

3   1   -

**Price:** \$851,750  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** House (Res)  
**Land Size:** 694 sqm approx

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