

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

6 Electric Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$1,190,000 & \$1,290,000

Median sale price

Median price \$860,000 Property Type House Suburb Glenroy

Period - From 01/01/2025 to 31/12/2025 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	53 Centre Way GLENROY 3046	\$1,170,000	27/11/2025
2	88 Langton St GLENROY 3046	\$1,250,000	15/11/2025
3	45 Stanley St GLENROY 3046	\$1,200,000	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:

25/02/2026 17:43



5 3 5

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,190,000 - \$1,290,000

Median House Price

Year ending December 2025: \$860,000

Comparable Properties



53 Centre Way GLENROY 3046 (REI)

Agent Comments

4 3 2

Price: \$1,170,000

Method:

Date: 27/11/2025

Property Type: House



88 Langton St GLENROY 3046 (REI)

Agent Comments

4 2 8

Price: \$1,250,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 780 sqm approx



45 Stanley St GLENROY 3046 (REI/VG)

Agent Comments

4 3 4

Price: \$1,200,000

Method: Sold Before Auction

Date: 08/11/2025

Property Type: House

Account - VICPROP | P: 03 8888 1011