

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

1/34 Granville Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$770,000 & \$840,000

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	1/95 Beatty Av GLENROY 3046	\$830,000	13/12/2025
2	356 Waterloo Rd GLENROY 3046	\$755,000	12/12/2025
3	160A Melbourne Av GLENROY 3046	\$867,000	13/09/2025

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:

04/03/2026 13:31

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3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
\$770,000 - \$840,000
Median House Price
Year ending December 2025: \$860,000

Comparable Properties



1/95 Beatty Av GLENROY 3046 (VG)

Agent Comments

3 - -

Price: \$830,000
Method: Sale
Date: 13/12/2025
Property Type: Flat/Unit/Apartment (Res)



356 Waterloo Rd GLENROY 3046 (REI/VG)

Agent Comments

3 1 2

Price: \$755,000
Method: Private Sale
Date: 12/12/2025
Property Type: Townhouse (Single)
Land Size: 218 sqm approx



160A Melbourne Av GLENROY 3046 (REI/VG)

Agent Comments

3 2 2

Price: \$867,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)
Land Size: 246 sqm approx

Account - Whitefox Real Estate | P: 96459699



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