

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

4/178 GLENROY ROAD GLENROY VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

6/5 MURRELL STREET GLENROY VIC 3046	\$492,500	29-May-25
7/9 LYTTON STREET GLENROY VIC 3046	\$500,000	23-Apr-25
7/96 PLUMPTON AVENUE GLENROY VIC 3046	\$520,000	04-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 17 July 2025



**6/5 MURRELL STREET GLENROY
VIC 3046**

Sold Price **\$492,500** Sold Date **29-May-25**

 2  2  1

Distance **0.05km**



**7/9 LYTTON STREET GLENROY VIC
3046**

Sold Price **\$500,000** Sold Date **23-Apr-25**

 2  2  1

Distance **0.54km**



**7/96 PLUMPTON AVENUE
GLENROY VIC 3046**

Sold Price **\$520,000** Sold Date **04-Jun-25**

 2  1  1

Distance **0.24km**

RS = Recent sale UN = Undisclosed Sale

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