

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

9/6 Gladstone Parade, Glenroy Vic 3046

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$607,750 Property Type Townhouse Suburb Glenroy

Period - From 11/03/2024 to 10/03/2025 Source Property Data

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	3/6 Grandview St GLENROY 3046	\$435,000	14/02/2025
2	4/54 Acacia St GLENROY 3046	\$425,050	07/02/2025
3	6/14 Murrell St GLENROY 3046	\$432,000	06/01/2025

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:

11/03/2025 14:20



 2
  2
  1

Property Type:
 Agent Comments

Indicative Selling Price
 \$400,000 - \$440,000
Median Townhouse Price
 11/03/2024 - 10/03/2025: \$607,750

Comparable Properties



3/6 Grandview St GLENROY 3046 (REI)

Agent Comments

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Price: \$435,000
Method: Private Sale
Date: 14/02/2025
Property Type: Townhouse (Res)



4/54 Acacia St GLENROY 3046 (REI)

Agent Comments

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Price: \$425,050
Method: Private Sale
Date: 07/02/2025
Property Type: Townhouse (Res)



6/14 Murrell St GLENROY 3046 (REI)

Agent Comments

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  1

Price: \$432,000
Method: Private Sale
Date: 06/01/2025
Property Type: Townhouse (Single)

Account - Love & Co



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