

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

7 COUPLING WAY 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

2/863 PASCOE VALE ROAD GLENROY VIC 3046	\$595,000	26-Oct-24
3/9 GORDON COURT GLENROY VIC 3046	\$620,000	17-Oct-24
1/77 VIEW STREET GLENROY VIC 3046	\$600,000	21-Sep-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: 02 February 2026

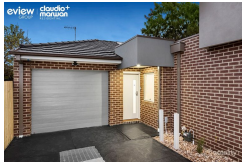


2/863 PASCOE VALE ROAD GLENROY VIC 3046

3 2 2

Sold Price **\$595,000** Sold Date **26-Oct-24**

Distance **0.52km**



3/9 GORDON COURT GLENROY VIC 3046

3 2 1

Sold Price **\$620,000** Sold Date **17-Oct-24**

Distance **0.92km**



1/77 VIEW STREET GLENROY VIC 3046

3 2 2

Sold Price ^{RS} **\$600,000** Sold Date **21-Sep-25**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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