

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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2025

to

28 Feb 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

3/30 CHURCHILL STREET GLENROY VIC 3046	\$575,000	12-Nov-25
1/43 PENGANA AVENUE GLENROY VIC 3046	\$540,000	13-Dec-25
1 LANGTON STREET GLENROY VIC 3046	\$595,000	30-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: 10 March 2026



3/30 CHURCHILL STREET GLENROY VIC 3046

Sold Price **\$575,000** Sold Date **12-Nov-25**

3 2 1

Distance **0.77km**

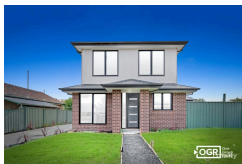


1/43 PENGANA AVENUE GLENROY VIC 3046

Sold Price **\$540,000** Sold Date **13-Dec-25**

3 1 1

Distance **1.66km**



1 LANGTON STREET GLENROY VIC 3046

Sold Price ^{RS} **\$595,000** Sold Date **30-Sep-25**

3 3 2

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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