

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

3/9 KIAMA STREET 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

\$565,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,250

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2025

to

30 Apr 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

4/2 MCDONALD PLACE GLENROY VIC 3046	\$610,000	28-Jan-26
2/11 KENNEDY STREET GLENROY VIC 3046	\$630,000	30-Oct-19
4/880 PASCOE VALE ROAD GLENROY VIC 3046	\$615,000	16-Feb-26

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: 14 May 2026



**4/2 MCDONALD PLACE GLENROY
VIC 3046**

 2  2  1

Sold Price

\$610,000

Sold Date

28-Jan-26

Distance

1.36km



**2/11 KENNEDY STREET GLENROY
VIC 3046**

 2  2  1

Sold Price

\$630,000

Sold Date

30-Oct-19

Distance

0.36km



**4/880 PASCOE VALE ROAD
GLENROY VIC 3046**

 2  2  1

Sold Price

\$615,000

Sold Date

16-Feb-26

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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