

# 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

2/29 Prospect Street, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$651,500 Property Type Unit Suburb Glenroy

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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 | 5/43 Anselm Gr GLENROY 3046     | \$505,000 | 20/12/2025   |
| 2 | 2/19 Bouchier St GLENROY 3046   | \$525,000 | 20/12/2025   |
| 3 | 2/17 Gladstone Pde GLENROY 3046 | \$560,000 | 21/10/2025   |

**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:

02/04/2026 13:46



**Rooms:** 4

**Property Type:** Unit

**Land Size:** 149 sqm approx

Agent Comments

## Comparable Properties

5/43 Anselm Gr GLENROY 3046 (REI)

Agent Comments



**Price:** \$505,000

**Method:** Auction Sale

**Date:** 20/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 112 sqm approx



2/19 Bourchier St GLENROY 3046 (REI)

Agent Comments



**Price:** \$525,000

**Method:** Auction Sale

**Date:** 20/12/2025

**Property Type:** Unit



2/17 Gladstone Pde GLENROY 3046 (REI)

Agent Comments



**Price:** \$560,000

**Method:** Private Sale

**Date:** 21/10/2025

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 130 sqm approx

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