

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

3/857 PASCOE VALE ROAD 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

\$570,000

&

\$627,000

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

1/662 PASCOE VALE ROAD OAK PARK VIC 3046	\$577,500	11-Sep-25
7/652 PASCOE VALE ROAD OAK PARK VIC 3046	\$617,000	15-Oct-25
6/161 GLENROY ROAD GLENROY VIC 3046	\$571,250	27-Oct-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


1/662 PASCOE VALE ROAD OAK PARK VIC 3046

 2
  2
  1

Sold Price

\$577,500

Sold Date

11-Sep-25

Distance

1.67km

7/652 PASCOE VALE ROAD OAK PARK VIC 3046

 2
  2
  1

Sold Price

\$617,000

Sold Date

15-Oct-25

Distance

1.76km

6/161 GLENROY ROAD GLENROY VIC 3046

 2
  2
  -

Sold Price

\$571,250

Sold Date

27-Oct-25

Distance

0.73km
RS = Recent sale

UN = Undisclosed Sale

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