

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode  
3/784 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  \$550,000 &  \$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> Unit	Suburb <input type="text"/> Glenroy
Period-from <input type="text"/> 01 Dec 2024	to <input type="text"/> 30 Nov 2025	Source <input type="text"/> Cotality

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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
7/5 MURRELL STREET GLENROY VIC 3046	571000	10-Jul-25
6/902 PASCOE VALE ROAD GLENROY VIC 3046	512500	03-Oct-25
4/788 PASCOE VALE ROAD GLENROY VIC 3046	590000	22-Oct-25

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22 December 2025



**7/5 MURRELL STREET GLENROY  
VIC 3046**

2 2 1

Sold Price

**571000** Sold Date 10-Jul-25

Distance 0.44km



**6/902 PASCOE VALE ROAD  
GLENROY VIC 3046**

2 2 1

Sold Price

**512500** Sold Date 03-Oct-25

Distance 1.01km



**4/788 PASCOE VALE ROAD  
GLENROY VIC 3046**

2 2 1

Sold Price

**590000** Sold Date 22-Oct-25

Distance 0.02km

**RS** = Recent sale **UN** = Undisclosed Sale

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