

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

\$600,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2024

to

30 Nov 2025

Source

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

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**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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