

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

17 Newton Street, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$765,000 & \$795,000

Median sale price

Median price \$665,000 Property Type Unit Suburb Glenroy

Period - From 01/01/2026 to 31/03/2026 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	3/22 Kennedy St GLENROY 3046	\$780,000	02/04/2026
2	1/46 Cosmos St GLENROY 3046	\$800,000	01/04/2026
3	1a Justin Av GLENROY 3046	\$762,500	06/02/2026

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:

01/06/2026 12:30



3 2 2

Property Type: Unit
Land Size: 247 sqm approx
 Agent Comments

Indicative Selling Price
 \$765,000 - \$795,000
Median Unit Price
 March quarter 2026: \$665,000

Comparable Properties



3/22 Kennedy St GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$780,000
Method: Auction Sale
Date: 02/04/2026
Property Type: Unit



1/46 Cosmos St GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$800,000
Method: Private Sale
Date: 01/04/2026
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 245 sqm approx



1a Justin Av GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$762,500
Method: Sold Before Auction
Date: 06/02/2026
Rooms: 5
Property Type: Unit
Land Size: 217 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938