

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 7/900 Pascoe Vale Road, Glenroy Vic 3046

Indicative selling price

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

Range between \$445,000 & \$480,000

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	4/885 Pascoe Vale Rd GLENROY 3046	\$496,500	17/11/2025
2	1/882 Pascoe Vale Rd GLENROY 3046	\$485,000	24/10/2025
3	6/727 Pascoe Vale Rd GLENROY 3046	\$440,000	22/07/2025

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.~~

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14.01.26

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Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

December quarter 2025: \$651,500



2 1 2

Property Type: Townhouse
(Single)

Agent Comments

Plus study.

Comparable Properties

4/885 Pascoe Vale Rd GLENROY 3046 (VG)

[Agent Comments](#)

2 - -

Price: \$496,500

Method: Sale

Date: 17/11/2025

Property Type: Townhouse (Single)



1/882 Pascoe Vale Rd GLENROY 3046 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$485,000

Method: Private Sale

Date: 24/10/2025

Property Type: Townhouse (Single)

Land Size: 202 sqm approx

6/727 Pascoe Vale Rd GLENROY 3046 (VG)

[Agent Comments](#)

2 - -

Price: \$440,000

Method: Sale

Date: 22/07/2025

Property Type: Townhouse (Single)

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575