

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

728 Pascoe Vale Road, Glenroy Vic 3046

Indicative selling price

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

Range between \$625,000 & \$675,000

Median sale price

Median price \$920,000 Property Type House 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	20 Maude Av GLENROY 3046	\$702,500	03/02/2026
2	53 Widford St GLENROY 3046	\$660,000	31/10/2025
3	7A Cosmos St GLENROY 3046	\$738,000	24/10/2025

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.~~

This Statement of Information was prepared on:

03/03/2026 12:16

728 Pascoe Vale Road, Glenroy Vic 3046

Stephanie Lentini
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 3  1  2

Property Type: House (Res)
Land Size: 341 sqm approx
Agent Comments

Indicative Selling Price
\$625,000 - \$675,000
Median House Price
December quarter 2025: \$920,000

Comparable Properties



20 Maude Av GLENROY 3046 (REI)

[Agent Comments](#)

 3  1  1

Price: \$702,500
Method: Auction Sale
Date: 03/02/2026
Rooms: 5
Property Type: House (Res)
Land Size: 299 sqm approx

53 Widford St GLENROY 3046 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$660,000
Method: Private Sale
Date: 31/10/2025
Property Type: House (Res)



7A Cosmos St GLENROY 3046 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$738,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: House (Res)
Land Size: 439 sqm approx

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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