

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

2/26 Justin Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$585,000 & \$635,000

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.

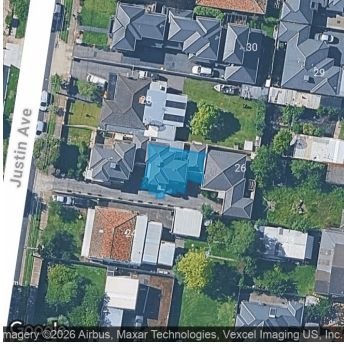
	Address of comparable property	Price	Date of sale
1	3/205 West St GLENROY 3046	\$597,500	10/03/2026
2	2/41 Anselm Gr GLENROY 3046	\$615,000	22/11/2025
3	2/21 Melbourne Av GLENROY 3046	\$630,000	10/11/2025

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:

29/04/2026 15:41



Rooms: 4

Property Type: Townhouse (Res)

Land Size: 119 sqm approx

Agent Comments

Comparable Properties



3/205 West St GLENROY 3046 (REI)

Agent Comments



Price: \$597,500

Method: Private Sale

Date: 10/03/2026

Property Type: Unit



2/41 Anselm Gr GLENROY 3046 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 22/11/2025

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 117 sqm approx



2/21 Melbourne Av GLENROY 3046 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 10/11/2025

Rooms: 4

Property Type: Townhouse (Res)