

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

1/41 PENGANA AVENUE 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

1/2 WARANA COURT GLENROY VIC 3046	\$575,000	01-Feb-26
2/40 PENGANA AVENUE GLENROY VIC 3046	\$616,000	02-May-26
2/1 HARTINGTON STREET GLENROY VIC 3046	\$635,000	09-May-26

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 6 months.~~

This Statement of Information was prepared on: 23 June 2026


**1/2 WARANA COURT GLENROY
VIC 3046**

 2
  1
  1

Sold Price **\$575,000** Sold Date **01-Feb-26**

Distance **0.52km**


**2/40 PENGANA AVENUE
GLENROY VIC 3046**

 2
  1
  1

Sold Price **\$616,000** Sold Date **02-May-26**

Distance **0.06km**


**2/1 HARTINGTON STREET
GLENROY VIC 3046**

 2
  1
  1

Sold Price ^{RS} **\$635,000** Sold Date **09-May-26**

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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