

## 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

3/9 KIAMA STREET GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2025

to

31 Mar 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

4/2 MCDONALD PLACE GLENROY VIC 3046	\$610,000	28-Jan-26
2/11 KENNEDY STREET GLENROY VIC 3046	\$630,000	17-Apr-26
2/95 CHAPMAN AVENUE GLENROY VIC 3046	\$630,000	02-Apr-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 April 2026



**4/2 MCDONALD PLACE GLENROY  
VIC 3046**

 2  2  1

Sold Price

**\$610,000**

Sold Date **28-Jan-26**

Distance **1.36km**



**2/11 KENNEDY STREET GLENROY  
VIC 3046**

 2  2  1

Sold Price

**\$630,000**

Sold Date 17-Apr-26

Distance **0.36km**



**2/95 CHAPMAN AVENUE  
GLENROY VIC 3046**

 2  2  1

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date **02-Apr-26**

Distance **1.01km**

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

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