

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

67 Pecham Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$630,000 & \$690,000

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	1/47 Sadie St GLENROY 3046	\$685,000	13/12/2025
2	164 Hilton St GLENROY 3046	\$699,000	08/11/2025
3	36a Churchill St GLENROY 3046	\$705,000	18/08/2025

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:

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Rooms: 5

Property Type: House

Land Size: 301 sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median House Price

December quarter 2025: \$920,000

Comparable Properties



1/47 Sadie St GLENROY 3046 (REI)

Agent Comments



Price: \$685,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)



164 Hilton St GLENROY 3046 (REI)

Agent Comments



Price: \$699,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 418 sqm approx



36a Churchill St GLENROY 3046 (REI)

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 18/08/2025

Property Type: House

Land Size: 352 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938