

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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2025

to

30 Apr 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

2/40 PENGANA AVENUE GLENROY VIC 3046	\$616,000	02-May-26
3/16 ALBERT STREET OAK PARK VIC 3046	\$650,000	05-Feb-26
4/135 LOONGANA AVENUE GLENROY VIC 3046	\$655,000	14-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: 04 May 2026


**2/40 PENGANA AVENUE
GLENROY VIC 3046**
 2  1  1

Sold Price

^{RS}
\$616,000

 Sold Date **02-May-26**

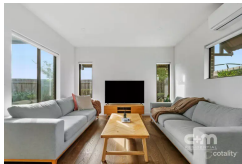
 Distance **0.06km**

**3/16 ALBERT STREET OAK PARK
VIC 3046**
 2  1  1

Sold Price

\$650,000

 Sold Date **05-Feb-26**

 Distance **2km**

**4/135 LOONGANA AVENUE
GLENROY VIC 3046**
 2  1  1

Sold Price

^{RS}
\$655,000

 Sold Date **14-Apr-26**

 Distance **0.35km**
RS = Recent sale

UN = Undisclosed Sale

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