

# 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 3/64 Wheatsheaf Road, 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 \$350,000

\$370,000

### Median sale price

Median price \$462,500

Property type 1BR Unit

Suburb Glenroy

Period - From Sept 2025

to

Jan 2026

Source Rea.com

### 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. 5/85-87 View Street, Glenroy	\$385,000	12.8.2025
2. 4/41 Pengana Avenue, Glenroy	\$425,000	8.9.2025

~~**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: 03.03.2026