

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

2/38 PLUMPTON 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2024

to

31 Oct 2025

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

4/14 GLADSTONE PARADE GLENROY VIC 3046	\$532,000	30-Sep-25
3/90 WIDFORD STREET GLENROY VIC 3046	\$507,000	20-Sep-25
2/23 CLOVELLY AVENUE GLENROY VIC 3046	\$500,000	18-Jul-25

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.~~

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**4/14 GLADSTONE PARADE
GLENROY VIC 3046**

2 1 1

Sold Price

^{RS} **\$532,000** Sold Date **30-Sep-25**

Distance **1.02km**



**3/90 WIDFORD STREET GLENROY
VIC 3046**

2 1 1

Sold Price

^{RS} **\$507,000** Sold Date **20-Sep-25**

Distance **1.5km**



**2/23 CLOVELLY AVENUE
GLENROY VIC 3046**

2 2 1

Sold Price

\$500,000 Sold Date **18-Jul-25**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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