

## 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

19 VALLEY CRESCENT 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

\$985,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

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

87 VALLEY CRESCENT GLENROY VIC 3046	-	27-Oct-25
1 MCDONALD PLACE GLENROY VIC 3046	\$975,000	01-Sep-25
29 PECHAM STREET GLENROY VIC 3046	\$1,050,000	11-Oct-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.~~

This Statement of Information was prepared on: 27 November 2025


**87 VALLEY CRESCENT GLENROY  
VIC 3046**
 4  1  2

Sold Price

RS - UN

 Sold Date **27-Oct-25**

 Distance **0.15km**

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

Sold Price

 RS **\$975,000**

 Sold Date **01-Sep-25**

 Distance **0.24km**

**29 PECHAM STREET GLENROY VIC  
3046**
 5  2  4

Sold Price

 RS **\$1,050,000**

 Sold Date **11-Oct-25**

 Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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