

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

6/161 GLENROY ROAD 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2024

to

30 Sep 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

2/97 PLUMPTON AVENUE GLENROY VIC 3046	\$575,000	12-Jun-25
7/5 MURRELL STREET GLENROY VIC 3046	\$571,000	10-Jul-25
4/75 STATION ROAD GLENROY VIC 3046	\$590,000	01-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.~~

This Statement of Information was prepared on: 13 October 2025



**2/97 PLUMPTON AVENUE
GLENROY VIC 3046**

2 1 1

Sold Price **\$575,000** Sold Date **12-Jun-25**

Distance **0.11km**

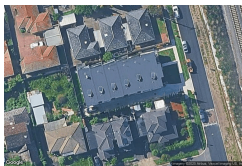


**7/5 MURRELL STREET GLENROY
VIC 3046**

2 2 1

Sold Price **\$571,000** Sold Date **10-Jul-25**

Distance **0.18km**



**4/75 STATION ROAD GLENROY
VIC 3046**

2 2 1

Sold Price **\$590,000** Sold Date **01-Jul-25**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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