

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

2/1 HARTINGTON STREET 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

\$635,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,250

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2024

to

31 Jul 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

26A HARTINGTON STREET GLENROY VIC 3046	\$638,000	12-Mar-25
2/8 BECKET STREET SOUTH GLENROY VIC 3046	\$651,500	30-Jul-25
2/28 BECKET STREET SOUTH GLENROY VIC 3046	\$615,500	29-Mar-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: 16 August 2025

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**26A HARTINGTON STREET
GLENROY VIC 3046**

2 1 1

Sold Price **\$638,000** Sold Date **12-Mar-25**

Distance **0.11km**



**2/8 BECKET STREET SOUTH
GLENROY VIC 3046**

2 2 1

Sold Price ^{RS} **\$651,500** Sold Date **30-Jul-25**

Distance **0.32km**



**2/28 BECKET STREET SOUTH
GLENROY VIC 3046**

2 2 1

Sold Price **\$615,500** Sold Date **29-Mar-25**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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