

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

3/84 LANGTON 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

or range
between

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jan 2025

to

31 Dec 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

2/54 PECHAM STREET GLENROY VIC 3046	\$550,000	26-Sep-25
3/260 HILTON STREET GLENROY VIC 3046	\$525,000	21-Nov-25
5/43 ANSELM GROVE GLENROY VIC 3046	\$505,000	20-Dec-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: 22 January 2026


**2/54 PECHAM STREET GLENROY
VIC 3046**
 2  1  1

Sold Price

\$550,000

Sold Date

26-Sep-25

Distance

0.31km

**3/260 HILTON STREET GLENROY
VIC 3046**
 2  1  2

Sold Price

\$525,000

Sold Date

21-Nov-25

Distance

0.43km

**5/43 ANSELM GROVE GLENROY
VIC 3046**
 2  1  1

Sold Price

^{RS} **\$505,000**

Sold Date

20-Dec-25

Distance

0.78km
RS = Recent sale

UN = Undisclosed Sale

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