

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

14/111-115 Augustine Terrace, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$640,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Glenroy

Period - From

01/01/2025

to

31/03/2025

Source

REIV

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 six 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
1	3/95 Daley St GLENROY 3046	\$625,000	12/03/2025
2	3/12 Hilda St GLENROY 3046	\$625,000	31/01/2025
3	3/11 Truscott St GLENROY 3046	\$630,000	26/11/2024

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 six months.~~

This Statement of Information was prepared on:

10/04/2025 12:49

14/111-115 Augustine Terrace, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$640,000

Median Unit Price

March quarter 2025: \$595,000



 3  2  1

Rooms: 5

Property Type: Townhouse

Agent Comments

Comparable Properties



3/95 Daley St GLENROY 3046 (REI)

Agent Comments

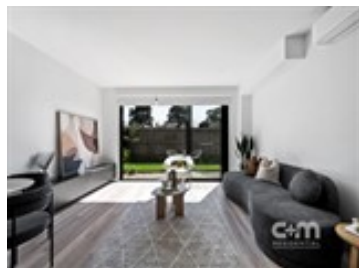
 3  1  2

Price: \$625,000

Method: Sold Before Auction

Date: 12/03/2025

Property Type: Unit



3/12 Hilda St GLENROY 3046 (REI)

Agent Comments

 3  2  1

Price: \$625,000

Method: Private Sale

Date: 31/01/2025

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 136 sqm approx

3/11 Truscott St GLENROY 3046 (REI)

Agent Comments

 3  1  1

Price: \$630,000

Method: Private Sale

Date: 26/11/2024

Rooms: 5

Property Type: Unit

Land Size: 187 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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