Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price \$840,000	Pro	operty Type Hou	use	Suburb	Glenroy
Period - From 01/10/2024	to	30/09/2025	Sou	rce 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

Address of comparable property		Price	Date of sale
1	1/17 Glenroy Rd GLENROY 3046	\$681,000	09/08/2025
2	2/38 Daley St GLENROY 3046	\$757,000	01/08/2025
3	1/62 Widford St GLENROY 3046	\$710,222	28/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/11/2025 14:14









Rooms: 6

Property Type: House Land Size: 340 sqm approx

Agent Comments

Indicative Selling Price \$685,000 - \$735,000 **Median House Price** Year ending September 2025: \$840,000

Comparable Properties

1/17 Glenroy Rd GLENROY 3046 (REI)





Agent Comments

Price: \$681,000 Method: Auction Sale Date: 09/08/2025 Property Type: Unit

Land Size: 337 sqm approx

2/38 Daley St GLENROY 3046 (REI)







Agent Comments

Price: \$757,000 Method: Private Sale Date: 01/08/2025 Property Type: Unit

Land Size: 329 sqm approx



1/62 Widford St GLENROY 3046 (REI)





Agent Comments

Price: \$710,222

Method: Sold Before Auction

Date: 28/05/2025 Property Type: House Land Size: 418 sqm approx

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





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