Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	2/348 Waterloo Road, Glenroy Vic 3046
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$590,000	&	\$620,000

Median sale price

Median price	\$598,000	Pro	perty Type U	Init		Suburb	Glenroy
Period - From	01/04/2024	to	31/03/2025	So	ource	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

1	1/67 Hubert Av GLENROY 3046	\$635,000	02/05/2025
2	2/39-41 Valencia St GLENROY 3046	\$590,000	23/04/2025
3	2/28 Becket St.S GLENROY 3046	\$615,500	05/04/2025

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:	20/06/2025 13:59



Date of sale







Rooms: 4

Property Type: Town House

Agent Comments

Indicative Selling Price \$590,000 - \$620,000 Median Unit Price Year ending March 2025: \$598,000

Comparable Properties



1/67 Hubert Av GLENROY 3046 (REI)

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Price: \$635,000

Method: Sold Before Auction

Date: 02/05/2025

Property Type: Townhouse (Single)

Land Size: 206 sqm approx

Agent Comments



2/39-41 Valencia St GLENROY 3046 (REI)

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Agent Comments

Price: \$590,000 Method: Private Sale Date: 23/04/2025

Rooms: 4

Property Type: Townhouse (Res) **Land Size:** 162 sqm approx

2/28 Becket St.S GLENROY 3046 (REI)

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Agent Comments



Price: \$615,500 Method: Private Sale Date: 05/04/2025

Rooms: 4 Property Type: Townhouse (Res) Land Size: 124 sqm approx

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





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