

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

2/348 Waterloo Road, Glenroy Vic 3046

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

Property Type Unit

Suburb Glenroy

Period - From 01/04/2024

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	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



2 1 1

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)

Agent Comments

2 1 1

Price: \$635,000

Method: Sold Before Auction

Date: 02/05/2025

Property Type: Townhouse (Single)

Land Size: 206 sqm approx



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

Agent Comments

2 1 1

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)

Agent Comments

2 2 1

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