

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode

1/74 Daley Street, Glenroy

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$580,000 & \$610,000

### Median sale price

Median price \$641,900 Property type 2 bedroom unit Suburb Glenroy

Period - From Nov 2024 to April 2025 Source Rea.com

### 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. 1/31 Stanley Street, Glenroy                | \$612,000 | 29.3.2025    |
| 2. 1/27 Morell Street, Glenroy                 | \$600,000 | 12.11.2024   |
|                                                |           |              |
| This Statement of Information was prepared on: |           | 12.05.2025   |