

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

125 View Street, Glenroy Vic 3046

Indicative selling price

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

Range between

\$750,000

&

\$790,000

Median sale price

Median price

\$901,500

Property Type

House

Suburb

Glenroy

Period - From

01/04/2026

to

30/06/2026

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	76 Justin Av GLENROY 3046	\$775,000	20/04/2026
2	58 Fran St GLENROY 3046	\$740,000	02/03/2026
3	140 Daley St GLENROY 3046	\$800,000	24/01/2026

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:

21/07/2026 16:28



2 1 1

Rooms: 4

Property Type: House

Land Size: 674 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$790,000

Median House Price

June quarter 2026: \$901,500

Comparable Properties



76 Justin Av GLENROY 3046 (REI)

Agent Comments

3 1 3

Price: \$775,000

Method: Sold Before Auction

Date: 20/04/2026

Property Type: House (Res)



58 Fran St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$740,000

Method: Private Sale

Date: 02/03/2026

Property Type: House (Res)

Land Size: 539 sqm approx



140 Daley St GLENROY 3046 (REI)

Agent Comments

2 1 4

Price: \$800,000

Method: Private Sale

Date: 24/01/2026

Rooms: 4

Property Type: House (Res)

Land Size: 675 sqm approx

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