

# 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

14a Bouchier Street, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$580,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Glenroy

Period - From 01/07/2025 to 30/09/2025 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 | 3/33 Stanley St GLENROY 3046    | \$595,000 | 17/09/2025   |
| 2 | 2/100 Widford St GLENROY 3046   | \$565,000 | 08/08/2025   |
| 3 | 7/2-4 Mckerchar St GLENROY 3046 | \$550,000 | 19/05/2025   |

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:

29/10/2025 15:03

14a Bouchier Street, Glenroy Vic 3046

**Stockdale  
& Leggo**

Daniel Imbesi

9306 0422

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dimbesi@stockdaleleggo.com.au

**Indicative Selling Price**

\$540,000 - \$580,000

**Median Unit Price**

September quarter 2025: \$650,000



2 1 1

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 191 sqm approx

**Agent Comments**

## Comparable Properties



**3/33 Stanley St GLENROY 3046 (REI)**

**Agent Comments**

2 1 1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 17/09/2025

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 162 sqm approx



**2/100 Widford St GLENROY 3046 (REI)**

**Agent Comments**

2 1 1

**Price:** \$565,000

**Method:** Private Sale

**Date:** 08/08/2025

**Property Type:** Unit



**7/2-4 Mckerchar St GLENROY 3046 (REI)**

**Agent Comments**

2 1 1

**Price:** \$550,000

**Method:** Sold Before Auction

**Date:** 19/05/2025

**Property Type:** Unit

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



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