

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

2, 3, 4 & 6/111-115 Augustine Terrace, Glenroy Vic 3046

### Indicative selling price

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

Range between \$580,000 & \$638,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb Glenroy

Period - From 01/01/2025 to 31/03/2025 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	1/111-115 Augustine Tce GLENROY 3046	\$580,888	17/04/2025
2	3 St Agnes Ct GLENROY 3046	\$630,000	22/07/2024
3	2/70 Glenroy Rd GLENROY 3046	\$607,500	22/05/2024

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

08/05/2025 10:35

2, 3, 4 & 6/111-115 Augustine Terrace, Glenroy Vic 3046



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**Indicative Selling Price**

\$580,000 - \$638,000

**Median Unit Price**

March quarter 2025: \$595,000



**Rooms:** 5  
**Property Type:** Townhouse  
**Agent Comments**

## Comparable Properties

1/111-115 Augustine Tce GLENROY 3046 (REI)

**Agent Comments**



**Price:** \$580,888  
**Method:** Private Sale  
**Date:** 17/04/2025  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



3 St Agnes Ct GLENROY 3046 (REI)

**Agent Comments**



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 22/07/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 246 sqm approx



2/70 Glenroy Rd GLENROY 3046 (REI)

**Agent Comments**



**Price:** \$607,500  
**Method:** Private Sale  
**Date:** 22/05/2024  
**Property Type:** Townhouse (Res)

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



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