

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

2/21 Melbourne Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between

\$575,000

&

\$615,000

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	3/29 Melbourne Av GLENROY 3046	\$615,000	12/08/2025
2	3/76 Glenroy Rd GLENROY 3046	\$595,000	05/07/2025
3	2/30 George St GLENROY 3046	\$600,000	01/07/2025

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:

10/10/2025 17:00

2/21 Melbourne Avenue, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

9306 0422

0432 615 416

dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$575,000 - \$615,000

Median Unit Price

September quarter 2025: \$650,000



2 1 1

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 105 sqm approx

Agent Comments

Comparable Properties



3/29 Melbourne Av GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$615,000

Method: Private Sale

Date: 12/08/2025

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 104 sqm approx



3/76 Glenroy Rd GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 05/07/2025

Rooms: 4

Property Type: Unit



2/30 George St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 01/07/2025

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 122 sqm approx

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



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