

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

2/39-41 Valencia Street, Glenroy Vic 3046

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Glenroy

Period - From

01/10/2024

to

31/12/2024

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	1/37 Valencia St GLENROY 3046	\$635,000	23/11/2024
2	1/15 Acacia St GLENROY 3046	\$600,000	22/10/2024
3	15a Cromwell St GLENROY 3046	\$585,000	03/10/2024

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:

02/04/2025 21:54

2/39-41 Valencia Street, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

December quarter 2024: \$580,000



2 1 1

Rooms: 4

Property Type: Townhouse

Land Size: 162 sqm approx

Agent Comments

Comparable Properties



1/37 Valencia St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$635,000

Method: Auction Sale

Date: 23/11/2024

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 184 sqm approx



1/15 Acacia St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 22/10/2024

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 160 sqm approx



15a Cromwell St GLENROY 3046 (REI)

Agent Comments

2 1 2

Price: \$585,000

Method: Private Sale

Date: 03/10/2024

Property Type: Townhouse (Single)

Land Size: 160 sqm approx

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



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