

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

2/90 DALEY STREET GLENROY VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

2/100 WIDFORD STREET GLENROY VIC 3046	\$565,000	08-Aug-25
2/146 HILTON STREET GLENROY VIC 3046	\$562,740	01-Jul-25
3/31 TREVANNION STREET GLENROY VIC 3046	\$570,000	11-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 13 December 2025



**2/100 WIDFORD STREET
GLENROY VIC 3046**

 2  1  1

Sold Price **\$565,000** Sold Date **08-Aug-25**

Distance **0.33km**



**2/146 HILTON STREET GLENROY
VIC 3046**

 2  1  1

Sold Price **\$562,740** Sold Date **01-Jul-25**

Distance **0.41km**



**3/31 TREVANNION STREET
GLENROY VIC 3046**

 2  1  1

Sold Price ^{RS} **\$570,000** Sold Date **11-Nov-25**

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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