

# 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

24 Daley 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 \$630,000

&

\$690,000

### Median sale price

Median price \$835,000

Property Type House

Suburb Glenroy

Period - From 01/04/2024

to 31/03/2025

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 | 53 Daley St GLENROY 3046       | \$670,000 | 21/06/2025   |
| 2 | 103 Bindi St GLENROY 3046      | \$667,500 | 31/05/2025   |
| 3 | 116 Daley St GLENROY 3046      | \$700,000 | 20/03/2025   |

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:

30/06/2025 11:48



 3    1    4

**Property Type:** House  
**Land Size:** 627 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$690,000  
**Median House Price**  
Year ending March 2025: \$835,000

## Comparable Properties

**53 Daley St GLENROY 3046 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 21/06/2025  
**Property Type:** House (Res)  
**Land Size:** 639 sqm approx



**103 Bindi St GLENROY 3046 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$667,500  
**Method:** Auction Sale  
**Date:** 31/05/2025  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx



**116 Daley St GLENROY 3046 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$700,000  
**Method:** Sold Before Auction  
**Date:** 20/03/2025  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx

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