

# 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 Freeman Drive, 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$882,500

Property Type House

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 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	34 Isla Av GLENROY 3046	\$1,060,000	01/03/2025
2	19 Freeman Dr GLENROY 3046	\$1,000,000	13/12/2024
3	27 Moonee Blvd GLENROY 3046	\$1,120,000	23/11/2024

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:

28/04/2025 09:13

24 Freeman Drive, Glenroy Vic 3046

**Stockdale  
& Leggo**

Daniel Imbesi

9306 0422

0432 615 416

dimbesi@stockdaleleggo.com.au

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

March quarter 2025: \$882,500



 4  2  2

**Rooms:** 8

**Property Type:** House

**Land Size:** 537 sqm approx

Agent Comments

## Comparable Properties



**34 Isla Av GLENROY 3046 (REI)**

Agent Comments

 4  2  6

**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** House

**Land Size:** 698 sqm approx



**19 Freeman Dr GLENROY 3046 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,000,000

**Method:** Sold Before Auction

**Date:** 13/12/2024

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 525 sqm approx



**27 Moonee Blvd GLENROY 3046 (REI)**

Agent Comments

 4  2  1

**Price:** \$1,120,000

**Method:** Auction Sale

**Date:** 23/11/2024

**Property Type:** House (Res)

**Land Size:** 585 sqm approx

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



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