

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

3/3 Howard Court, Glenroy Vic 3046

Indicative selling price

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

Range between \$485,000

&

\$510,000

Median sale price

Median price \$632,000

Property Type Unit

Suburb Glenroy

Period - From 01/04/2025

to

30/06/2025

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	12/900 Pascoe Vale Rd GLENROY 3046	\$492,000	31/07/2025
2	3/25 Isla Av GLENROY 3046	\$498,000	16/06/2025
3	2/919 Pascoe Vale Rd GLENROY 3046	\$500,000	23/05/2025

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:

25/08/2025 16:27

3/3 Howard Court, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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2 1 1

Rooms: 4

Property Type: Unit

Land Size: 132 sqm approx

Agent Comments

Indicative Selling Price

\$485,000 - \$510,000

Median Unit Price

June quarter 2025: \$632,000

Comparable Properties



12/900 Pascoe Vale Rd GLENROY 3046 (REI)

Agent Comments

2 1 2

Price: \$492,000

Method: Private Sale

Date: 31/07/2025

Property Type: Unit



3/25 Isla Av GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$498,000

Method: Private Sale

Date: 16/06/2025

Property Type: Townhouse (Res)



2/919 Pascoe Vale Rd GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 23/05/2025

Property Type: Unit

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



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