

# 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

3/38 Acacia 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 \$580,000

&

\$630,000

### 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 | 4/75 Station Rd GLENROY 3046   | \$590,000 | 01/07/2025   |
| 2 | 2/28 Becket St.S GLENROY 3046  | \$615,500 | 05/04/2025   |
| 3 | 2/30 Churchill St GLENROY 3046 | \$635,000 | 26/03/2025   |

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:

06/08/2025 09:54

3/38 Acacia Street, Glenroy Vic 3046

**Stockdale  
& Leggo**

Daniel Imbesi

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**Indicative Selling Price**

\$580,000 - \$630,000

**Median Unit Price**

June quarter 2025: \$632,000



2 2 1

**Rooms:** 5

**Property Type:** Townhouse

**Land Size:** 124 sqm approx

Agent Comments

## Comparable Properties

**4/75 Station Rd GLENROY 3046 (REI)**

Agent Comments

2 2 1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 01/07/2025

**Property Type:** Townhouse (Res)



**2/28 Becket St.S GLENROY 3046 (REI)**

Agent Comments

2 2 1

**Price:** \$615,500

**Method:** Private Sale

**Date:** 05/04/2025

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 124 sqm approx



**2/30 Churchill St GLENROY 3046 (REI)**

Agent Comments

2 2 1

**Price:** \$635,000

**Method:** Private Sale

**Date:** 26/03/2025

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 118 sqm approx

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



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