

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

3/41 Anselm Grove, Glenroy Vic 3046

Indicative selling price

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

Range between \$600,000

&

\$650,000

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	3/12 York St GLENROY 3046	\$657,500	01/08/2025
2	3/70 Hubert Av GLENROY 3046	\$625,000	08/04/2025
3	3/95 Daley St GLENROY 3046	\$625,000	12/03/2025

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:

11/08/2025 21:18

3/41 Anselm Grove, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

June quarter 2025: \$632,000



3 1 2

Rooms: 5

Property Type: Unit

Land Size: 197 sqm approx

Agent Comments

Comparable Properties



3/12 York St GLENROY 3046 (REI)

Agent Comments

3 1 1

Price: \$657,500

Method: Private Sale

Date: 01/08/2025

Rooms: 5

Property Type: Unit

Land Size: 193 sqm approx



3/70 Hubert Av GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$625,000

Method: Private Sale

Date: 08/04/2025

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 190 sqm approx



3/95 Daley St GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$625,000

Method: Sold Before Auction

Date: 12/03/2025

Property Type: Unit

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



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