

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

3/53 Maude Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$590,000

&

\$620,000

Median sale price

Median price \$595,000

Property Type Unit

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	3/76 Beatty Av GLENROY 3046	\$577,500	08/05/2025
2	3/66 Widford St GLENROY 3046	\$569,000	12/04/2025
3	3/14 Harold St GLENROY 3046	\$600,000	21/02/2025

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:

01/07/2025 16:06

3/53 Maude Avenue, Glenroy Vic 3046

**Stockdale
& Leggo**

Sunny Walia

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swalia@stockdaleleggo.com.au

Indicative Selling Price

\$590,000 - \$620,000

Median Unit Price

March quarter 2025: \$595,000



2 1 1

Rooms: 4

Property Type: Unit

Land Size: 167 sqm approx

Agent Comments

Comparable Properties



3/76 Beatty Av GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$577,500

Method: Private Sale

Date: 08/05/2025

Property Type: Unit



3/66 Widford St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$569,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Unit

Land Size: 165 sqm approx



3/14 Harold St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 21/02/2025

Rooms: 4

Property Type: Unit

Land Size: 185 sqm approx

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



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