

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

3/81 Morley Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$585,000

&

\$625,000

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	3/86 Daley St GLENROY 3046	\$610,000	20/06/2025
2	7 Copper La HADFIELD 3046	\$610,000	13/06/2025
3	2/117 Hilton St GLENROY 3046	\$625,000	02/06/2025

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 10:27



3 2 2

Rooms: 5
Property Type: Unit
Land Size: 190 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$585,000 - \$625,000
Median Unit Price
June quarter 2025: \$632,000

Comparable Properties



3/86 Daley St GLENROY 3046 (REI)

[Agent Comments](#)

3 2 2

Price: \$610,000
Method: Private Sale
Date: 20/06/2025
Property Type: Townhouse (Res)

7 Copper La HADFIELD 3046 (REI)

[Agent Comments](#)

3 2 1

Price: \$610,000
Method: Private Sale
Date: 13/06/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 109 sqm approx



2/117 Hilton St GLENROY 3046 (REI)

[Agent Comments](#)

3 2 1

Price: \$625,000
Method: Auction Sale
Date: 02/06/2025
Property Type: Townhouse (Res)
Land Size: 143 sqm approx

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