

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

6/25 FREEMAN DRIVE GLENROY VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

3/1 CHAPMAN AVENUE GLENROY VIC 3046	\$639,000	06-May-25
3/95 DALEY STREET GLENROY VIC 3046	\$625,000	12-Mar-25
1/31 STANLEY STREET GLENROY VIC 3046	\$612,000	29-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 30 May 2025



**3/1 CHAPMAN AVENUE GLENROY
VIC 3046**

Sold Price

^{RS} **\$639,000** Sold Date **06-May-25**

 3  1  1

Distance **1.59km**



**3/95 DALEY STREET GLENROY VIC
3046**

Sold Price

\$625,000 Sold Date **12-Mar-25**

 3  1  2

Distance **1.99km**



**1/31 STANLEY STREET GLENROY
VIC 3046**

Sold Price

\$612,000 Sold Date **29-Mar-25**

 3  1  1

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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