

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

7/5 Murrell Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$490,000

&

\$530,000

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	7/9 Lytton St GLENROY 3046	\$500,000	23/04/2025
2	7/111-115 Augustine Tce GLENROY 3046	\$530,000	14/04/2025
3	13/111-115 Augustine Tce GLENROY 3046	\$525,000	08/04/2025

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:

25/06/2025 15:05

7/5 Murrell Street, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

March quarter 2025: \$595,000



 2  2  1

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



7/9 Lytton St GLENROY 3046 (REI)

Agent Comments

 2  2  1

Price: \$500,000

Method: Private Sale

Date: 23/04/2025

Property Type: Townhouse (Single)

7/111-115 Augustine Tce GLENROY 3046 (REI)

Agent Comments

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 14/04/2025

Rooms: 4

Property Type: Townhouse (Res)

13/111-115 Augustine Tce GLENROY 3046 (REI)

Agent Comments

 2  1  1

Price: \$525,000

Method: Private Sale

Date: 08/04/2025

Rooms: 4

Property Type: Townhouse (Res)

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



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