# 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

4/26 Gladstone Parade, Glenroy Vic 3046

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ting		
Range betweer	n \$455,000		&		\$495,000	כ		
Median sale p	rice							
Median price	\$595,000	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/01/2025	to	31/03/2025		So	urce	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	2/18 Hartington St GLENROY 3046	\$467,000	05/04/2025
2	4/170 Hilton St GLENROY 3046	\$450,000	18/03/2025
3	3/50 Leonard Av GLENROY 3046	\$495,000	22/01/2025

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:

07/07/2025 12:27



4/26 Gladstone Parade, Glenroy Vic 3046







Rooms: 4 Property Type: Unit Land Size: 116 sqm approx Agent Comments 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$455,000 - \$495,000 Median Unit Price March quarter 2025: \$595,000

# **Comparable Properties**

2/18 Hartington St GLENROY 3046 (REI) 2	Agent Comments	
Price: \$467,000 Method: Auction Sale Date: 05/04/2025 Property Type: Unit		
4/170 Hilton St GLENROY 3046 (REI) 2 1 1 1 Price: \$450,000 Method: Private Sale Date: 18/03/2025 Property Type: Townhouse (Res)	Agent Comments	
3/50 Leonard Av GLENROY 3046 (REI) 2 1 1 1 Price: \$495,000 Method: Private Sale Date: 22/01/2025 Property Type: Unit	Agent Comments	

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



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