

# 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

1 Wheatsheaf Road, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$882,500

Property Type House

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	24 Freeman Dr GLENROY 3046	\$1,225,000	03/05/2025
2	62 Beatty Av GLENROY 3046	\$1,197,400	27/02/2025
3	8 Milton St GLENROY 3046	\$1,130,000	03/02/2025

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:

04/07/2025 15:04

1 Wheatsheaf Road, Glenroy Vic 3046

**Stockdale  
& Leggo**

Daniel Imbesi

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dimbesi@stockdaleleggo.com.au

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

March quarter 2025: \$882,500



 3  2  4

**Rooms:** 5

**Property Type:** House

**Land Size:** 656 sqm approx

Agent Comments

## Comparable Properties



**24 Freeman Dr GLENROY 3046 (REI)**

Agent Comments

 4  2  4

**Price:** \$1,225,000

**Method:** Auction Sale

**Date:** 03/05/2025

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 537 sqm approx



**62 Beatty Av GLENROY 3046 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,197,400

**Method:** Sold Before Auction

**Date:** 27/02/2025

**Property Type:** House (Res)

**Land Size:** 617 sqm approx



**8 Milton St GLENROY 3046 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,130,000

**Method:** Sold Before Auction

**Date:** 03/02/2025

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

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



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