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								
Range betweer	en \$1,100,000		&		\$1,200,000			
Median sale price								
Median price	\$882,500	Pro	Property Type Hou		lse		Suburb	Glenroy
Period - From	01/01/2025	to	31/03/2025	1	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.

Add	dress 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.

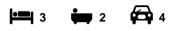
This Statement of Information was prepared on:

04/07/2025 15:04









Rooms: 5 Property Type: House Land Size: 656 sqm approx Agent Comments 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

> Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2025: \$882,500

Comparable Properties

24 Freeman Dr GLENROY 3046 (REI) 4 2 6 4 Price: \$1,225,000 Method: Auction Sale Date: 03/05/2025 Rooms: 8 Property Type: House (Res) Land Size: 537 sqm approx	Agent Comments
62 Beatty Av GLENROY 3046 (REI) 4 2 2 2 Price: \$1,197,400 Method: Sold Before Auction Date: 27/02/2025 Property Type: House (Res) Land Size: 617 sqm approx	Agent Comments
8 Milton St GLENROY 3046 (REI) 3 2 2 2 Price: \$1,130,000 Method: Sold Before Auction Date: 03/02/2025 Property Type: House (Res) Land Size: 697 sqm approx	Agent Comments

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



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