

# 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

1/6 Prospect Street, 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 \$730,000

&

\$770,000

### Median sale price

Median price \$632,000

Property Type Unit

Suburb Glenroy

Period - From 01/04/2025

to

30/06/2025

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	2/68-70 Gowrie St GLENROY 3046	\$770,000	01/07/2025
2	1/101 Loongana Av GLENROY 3046	\$755,000	15/04/2025
3	2/41 Prospect St GLENROY 3046	\$760,000	12/04/2025

**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:

08/07/2025 22:16

1/6 Prospect Street, Glenroy Vic 3046

**Stockdale  
& Leggo**

Daniel Imbesi

9306 0422

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dimbesi@stockdaleleggo.com.au

**Indicative Selling Price**

\$730,000 - \$770,000

**Median Unit Price**

June quarter 2025: \$632,000



 3  2  2

**Rooms:** 5

**Property Type:** Townhouse

**Land Size:** 206 sqm approx

Agent Comments

## Comparable Properties



**2/68-70 Gowrie St GLENROY 3046 (REI)**

Agent Comments

 3  2  1

**Price:** \$770,000

**Method:** Private Sale

**Date:** 01/07/2025

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 223 sqm approx



**1/101 Loongana Av GLENROY 3046 (REI)**

Agent Comments

 3  2  1

**Price:** \$755,000

**Method:** Private Sale

**Date:** 15/04/2025

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 190 sqm approx



**2/41 Prospect St GLENROY 3046 (REI)**

Agent Comments

 3  2  2

**Price:** \$760,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** Townhouse (Res)

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



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