Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	24 Daley Street, Glenroy Vic 3046
Including suburb and	
postcode	

Indicative selling price

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

Range between \$630,000	&	\$690,000
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Median sale price

Median price	\$835,000	Pro	perty Type	House		Suburb	Glenroy
Period - From	01/04/2024	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	53 Daley St GLENROY 3046	\$670,000	21/06/2025

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2	103 Bindi St GLENROY 3046	\$667,500	31/05/2025
3	116 Daley St GLENROY 3046	\$700,000	20/03/2025

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:	30/06/2025 11:48









Property Type: House Land Size: 627 sqm approx

Agent Comments

Indicative Selling Price \$630,000 - \$690,000 **Median House Price** Year ending March 2025: \$835,000

Comparable Properties

53 Daley St GLENROY 3046 (REI)





Agent Comments

Price: \$670,000 Method: Auction Sale Date: 21/06/2025

Property Type: House (Res) Land Size: 639 sqm approx



103 Bindi St GLENROY 3046 (REI)

Price: \$667,500 Method: Auction Sale







Date: 31/05/2025 Property Type: House (Res) Land Size: 664 sqm approx

Agent Comments



116 Daley St GLENROY 3046 (REI)





Price: \$700,000

Method: Sold Before Auction

Date: 20/03/2025

Rooms: 5

Property Type: House (Res) Land Size: 669 sqm approx

Agent Comments

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





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