

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

24 Daley Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$630,000

&

\$690,000

Median sale price

Median price \$835,000

Property 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
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



3 1 4

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

3 1 2

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)

Agent Comments

3 1 2

Price: \$667,500
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 664 sqm approx



116 Daley St GLENROY 3046 (REI)

Agent Comments

3 1 1

Price: \$700,000
Method: Sold Before Auction
Date: 20/03/2025
Rooms: 5
Property Type: House (Res)
Land Size: 669 sqm approx

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