Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/17 Apsley Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$690,000 & \$740,000	Range between	\$690,000	&	\$740,000
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Median sale price

Median price	\$632,000	Pro	perty Type Un	it		Suburb	Glenroy
Period - From	01/04/2025	to	30/06/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	3/38 Maude Av GLENROY 3046	\$720,000	10/06/2025
2	3/14 Langton St GLENROY 3046	\$695,000	05/05/2025
3	2/19 Glenroy Rd GLENROY 3046	\$745,000	26/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/07/2025 14:58
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Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

> **Indicative Selling Price** \$690,000 - \$740,000 **Median Unit Price** June quarter 2025: \$632,000



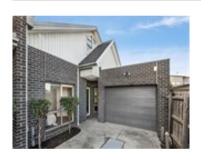
Rooms: 5

Property Type: Unit

Land Size: 192 sqm approx

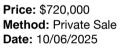
Agent Comments

Comparable Properties



3/38 Maude Av GLENROY 3046 (REI)

Agent Comments



Property Type: Townhouse (Single)



3/14 Langton St GLENROY 3046 (REI)

Agent Comments

Agent Comments

Price: \$695,000 Method: Private Sale Date: 05/05/2025

Rooms: 4

Property Type: Unit



2/19 Glenroy Rd GLENROY 3046 (REI)

Price: \$745,000

Method: Private Sale Date: 26/02/2025

Rooms: 5 Property Type: Townhouse (Res) Land Size: 132 sqm approx

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





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