

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

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

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	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 comparable properties 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

3/17 Apsley Street, Glenroy Vic 3046

**Stockdale
& Leggo**

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



3 2 2

Rooms: 5

Property Type: Unit

Land Size: 192 sqm approx

Agent Comments

Comparable Properties



3/38 Maude Av GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$720,000

Method: Private Sale

Date: 10/06/2025

Property Type: Townhouse (Single)



3/14 Langton St GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$695,000

Method: Private Sale

Date: 05/05/2025

Rooms: 4

Property Type: Unit



2/19 Glenroy Rd GLENROY 3046 (REI)

Agent Comments

3 2 1

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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