

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

2/26 DALEY STREET GLENROY VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,250

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

2/90 DALEY STREET GLENROY VIC 3046	\$561,200	14-Jan-26
3/31 TREVANNION STREET GLENROY VIC 3046	\$570,000	11-Nov-25
2/4 HILDA STREET GLENROY VIC 3046	\$565,000	05-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 07 May 2026



2/90 DALEY STREET GLENROY VIC 3046

 2  1  1

Sold Price

\$561,200

Sold Date **14-Jan-26**

Distance **0.5km**



3/31 TREVANNION STREET GLENROY VIC 3046

 2  1  1

Sold Price

\$570,000

Sold Date **11-Nov-25**

Distance **1.38km**



2/4 HILDA STREET GLENROY VIC 3046

 2  1  1

Sold Price

^{RS} **\$565,000**

Sold Date **05-Apr-26**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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