

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

14 Maude Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between

\$945,000

&

\$995,000

Median sale price

Median price

\$920,000

Property Type

House

Suburb

Glenroy

Period - From

01/10/2025

to

31/12/2025

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	85 West St HADFIELD 3046	\$1,020,000	21/03/2026
2	13 Granville St GLENROY 3046	\$950,000	05/02/2026
3	61 Morell St GLENROY 3046	\$997,000	13/12/2025

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:

30/03/2026 11:33



3 1 3

Rooms: 5

Property Type: House (Res)

Land Size: 751 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$945,000 - \$995,000

Median House Price

December quarter 2025: \$920,000

Comparable Properties



85 West St HADFIELD 3046 (REI)

[Agent Comments](#)

3 1 4

Price: \$1,020,000

Method: Private Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 620 sqm approx



13 Granville St GLENROY 3046 (REI)

[Agent Comments](#)

3 1 1

Price: \$950,000

Method: Sold Before Auction

Date: 05/02/2026

Rooms: 5

Property Type: House (Res)

Land Size: 702 sqm approx



61 Morell St GLENROY 3046 (REI)

[Agent Comments](#)

3 1 5

Price: \$997,000

Method: Auction Sale

Date: 13/12/2025

Rooms: 7

Property Type: House (Res)

Land Size: 689 sqm approx

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