

# 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

3/57 Outlook Drive, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$820,000

### Median sale price

Median price \$670,000

Property Type Unit

Suburb Glenroy

Period - From 01/04/2026

to 30/06/2026

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 | 2/24 Prospect St GLENROY 3046  | \$825,000 | 29/07/2026   |
| 2 | 1/79 Glen St GLENROY 3046      | \$810,000 | 07/05/2026   |
| 3 | 1/57 Outlook Dr GLENROY 3046   | \$800,000 | 01/05/2026   |

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:

10/08/2026 17:26

3/57 Outlook Drive, Glenroy Vic 3046

**Stockdale  
& Leggo**

Richard Imbesi

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**Indicative Selling Price**

\$780,000 - \$820,000

**Median Unit Price**

June quarter 2026: \$670,000



3 2 2

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 223 sqm approx

Agent Comments

## Comparable Properties



**2/24 Prospect St GLENROY 3046 (REI)**

Agent Comments

3 2 2

**Price:** \$825,000

**Method:** Private Sale

**Date:** 29/07/2026

**Property Type:** Townhouse (Single)

**Land Size:** 209 sqm approx



**1/79 Glen St GLENROY 3046 (REI)**

Agent Comments

3 2 2

**Price:** \$810,000

**Method:** Private Sale

**Date:** 07/05/2026

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 234 sqm approx



**1/57 Outlook Dr GLENROY 3046 (REI)**

Agent Comments

3 2 2

**Price:** \$800,000

**Method:** Sold Before Auction

**Date:** 01/05/2026

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 273 sqm approx

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



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