

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

\$565,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,562

Property type

Commercial

Suburb

Glenroy

Period-from

01 Apr 2025

to

31 Mar 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

3/205 WEST STREET GLENROY VIC 3046	\$597,500	02-Mar-26
2/14 ILA STREET GLENROY VIC 3046	\$605,000	17-Nov-25
3/100 PLUMPTON AVENUE GLENROY VIC 3046	\$603,000	11-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: 20 April 2026



**3/205 WEST STREET GLENROY
VIC 3046**

 2  1  1

Sold Price **\$597,500** Sold Date **02-Mar-26**

Distance **0.55km**

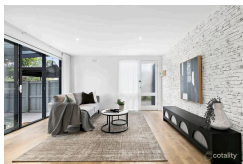


**2/14 ILA STREET GLENROY VIC
3046**

 2  1  1

Sold Price **\$605,000** Sold Date **17-Nov-25**

Distance **1.27km**



**3/100 PLUMPTON AVENUE
GLENROY VIC 3046**

 2  1  2

Sold Price ^{RS} **\$603,000** Sold Date **11-Apr-26**

Distance **1.5km**

RS = Recent sale **UN** = Undisclosed Sale

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