

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

6/1 Ogden Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$651,500 Property Type Unit 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	2/65 Ward St GLENROY 3046	\$455,000	21/01/2026
2	1/30 Wheatsheaf Rd GLENROY 3046	\$430,000	23/12/2025
3	2/26 Gladstone Pde GLENROY 3046	\$451,000	24/10/2025

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:

12/02/2026 13:17



Property Type:

Agent Comments

Comparable Properties



2/65 Ward St GLENROY 3046 (REI)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 21/01/2026

Property Type: Unit



1/30 Wheatsheaf Rd GLENROY 3046 (REI)

Agent Comments

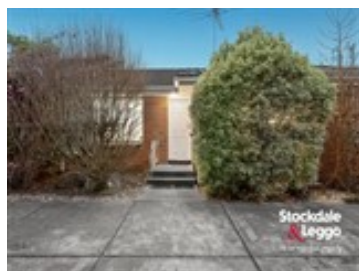


Price: \$430,000

Method: Private Sale

Date: 23/12/2025

Property Type: Unit



2/26 Gladstone Pde GLENROY 3046 (REI)

Agent Comments



Price: \$451,000

Method: Private Sale

Date: 24/10/2025

Rooms: 4

Property Type: Unit

Land Size: 117 sqm approx

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