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	1/69 BINDI 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	$585,000	&	$635,000

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
1/78 MAUDE AVENUE GLENROY VIC 3046	$610,000	08-May-26
1/885-887 PASCOE VALE ROAD GLENROY VIC 3046	$603,000	12-Mar-26
1/61 MAY STREET GLENROY VIC 3046	$632,500	23-Jan-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: 23 May 2026

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1/78 MAUDE AVENUE GLENROY VIC 3046

3 1 2

Sold Price RS $610,000 Sold Date 08-May-26

Distance 0.75km



1/885-887 PASCOE VALE ROAD GLENROY VIC 3046

3 1 2

Sold Price $603,000 Sold Date 12-Mar-26

Distance 1.41km



1/61 MAY STREET GLENROY VIC 3046

3 2 1

Sold Price $632,500 Sold Date 23-Jan-26

Distance 1.49km

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

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