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	1/77-79 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	$675,000	&	$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Glenroy
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
1/34 HAROLD STREET GLENROY VIC 3046	$697,000	27-Mar-25
3/70 GLENROY ROAD GLENROY VIC 3046	$720,000	27-Mar-25
99A VIEW STREET GLENROY VIC 3046	$680,000	10-Dec-24

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.~~

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1/34 HAROLD STREET GLENROY VIC 3046

3 2 1

Sold Price RS $697,000 Sold Date 27-Mar-25

Distance 1.27km



3/70 GLENROY ROAD GLENROY VIC 3046

3 2 1

Sold Price RS $720,000 Sold Date 27-Mar-25

Distance 1.21km



99A VIEW STREET GLENROY VIC 3046

3 2 1

Sold Price $680,000 Sold Date 10-Dec-24

Distance 0.24km

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

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