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	1/73 VIEW 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	$695,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Nov 2024	to	31 Oct 2025	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
3/12 TREVANNION STREET GLENROY VIC 3046	$697,500	02-Sep-25
3/14 LANGTON STREET GLENROY VIC 3046	$695,000	05-May-25
3/17 BINDI STREET GLENROY VIC 3046	$700,000	31-Aug-25

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: 12 November 2025

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3/12 TREVANNION STREET GLENROY VIC 3046

3 2 2

Sold Price **$697,500** Sold Date **02-Sep-25**

Distance **1.09km**



3/14 LANGTON STREET GLENROY VIC 3046

3 2 2

Sold Price **$695,000** Sold Date **05-May-25**

Distance **1.41km**



3/17 BINDI STREET GLENROY VIC 3046

3 2 1

Sold Price **$700,000** Sold Date **31-Aug-25**

Distance **0.5km**

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

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