

## 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

3/116 BINDI STREET GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

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

4/48 HUBERT AVENUE GLENROY VIC 3046	\$550,500	19-Feb-26
7 ROY STREET GLENROY VIC 3046	\$580,000	02-Feb-26
54D VIEW STREET GLENROY VIC 3046	\$575,000	21-Feb-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: 01 April 2026



**4/48 HUBERT AVENUE GLENROY VIC 3046**

 2  1  1

Sold Price

**\$550,500**

Sold Date

**19-Feb-26**

Distance

**0.97km**



**7 ROY STREET GLENROY VIC 3046**

 2  1  1

Sold Price

**\$580,000**

Sold Date

**02-Feb-26**

Distance

**0.35km**



**54D VIEW STREET GLENROY VIC 3046**

 3  1  1

Sold Price

**\$575,000**

Sold Date

**21-Feb-26**

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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