

## 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

1/132 WIDFORD 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$633,250

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2025

to

31 May 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 23 GERVASE AVENUE GLENROY VIC 3046  | \$670,000 | 27-May-26 |
| 1/101 BINDI STREET GLENROY VIC 3046 | \$715,000 | 17-Apr-26 |
| 1/35 BINDI STREET GLENROY VIC 3046  | \$710,000 | 25-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: 02 June 2026



**23 GERVASE AVENUE GLENROY VIC 3046**

Sold Price

<sup>RS</sup>

**\$670,000**

Sold Date **27-May-26**

 3  2  2

Distance **1.07km**



**1/101 BINDI STREET GLENROY VIC 3046**

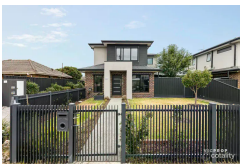
Sold Price

**\$715,000**

Sold Date **17-Apr-26**

 3  2  1

Distance **0.11km**



**1/35 BINDI STREET GLENROY VIC 3046**

Sold Price

**\$710,000**

Sold Date **25-Feb-26**

 3  2  2

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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