

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

\$600,000

&

\$660,000

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

1/80 ISLA AVENUE GLENROY VIC 3046	\$634,000	14-Jan-26
1/61 MAY STREET GLENROY VIC 3046	\$632,500	23-Jan-26
6 MITCHELL COURT GLENROY VIC 3046	\$670,000	16-Mar-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: 09 May 2026



1/80 ISLA AVENUE GLENROY VIC 3046

Sold Price

\$634,000

Sold Date

14-Jan-26

 3  1  1

Distance

0.5km



1/61 MAY STREET GLENROY VIC 3046

Sold Price

\$632,500

Sold Date

23-Jan-26

 3  2  1

Distance

1.49km



6 MITCHELL COURT GLENROY VIC 3046

Sold Price

^{RS} **\$670,000**

Sold Date

16-Mar-26

 3  1  -

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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