

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

1/37 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,250

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2024

to

31 Jul 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

2/162 HILTON STREET GLENROY VIC 3046	\$651,600	03-May-25
72 FARVIEW STREET GLENROY VIC 3046	\$665,000	11-Jun-25
1/34 HAROLD STREET GLENROY VIC 3046	\$697,000	22-Mar-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: 26 August 2025



**2/162 HILTON STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

\$651,600

Sold Date **03-May-25**

Distance

0.73km



**72 FARVIEW STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

\$665,000

Sold Date **11-Jun-25**

Distance

1.36km



**1/34 HAROLD STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

\$697,000

Sold Date **22-Mar-25**

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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