

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

117 Bindi Street, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$720,000

Median sale price

Median price \$665,000 Property Type Unit Suburb Glenroy

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 six 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 | 1/101 Bindi St GLENROY 3046 | \$715,000 | 24/04/2026 |
| 2 | 3/64 Justin Av GLENROY 3046 | \$699,000 | 23/03/2026 |
| 3 | 1/35 Bindi St GLENROY 3046 | \$710,000 | 13/03/2026 |

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 six months.~~

This Statement of Information was prepared on:

02/06/2026 12:40



Rooms: 6

Property Type: Townhouse

Land Size: 214 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

March quarter 2026: \$665,000

Comparable Properties



1/101 Bindi St GLENROY 3046 (REI)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 24/04/2026

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 214 sqm approx



3/64 Justin Av GLENROY 3046 (REI)

Agent Comments



Price: \$699,000

Method: Private Sale

Date: 23/03/2026

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 187 sqm approx



1/35 Bindi St GLENROY 3046 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 13/03/2026

Property Type: Townhouse (Single)

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938