

## 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

14 MITCHELL STREET GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$819,125

Property type

House

Suburb

Glenroy

Period-from

01 Jul 2024

to

30 Jun 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 11 RIDGEWAY AVENUE GLENROY VIC 3046 | \$480,000 | 21-Dec-24 |
| 73 BINDI STREET GLENROY VIC 3046    | \$500,000 | 24-Jul-25 |
| 43 DALEY STREET GLENROY VIC 3046    | \$400,000 | 17-Apr-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 July 2025

Joshua Abdallah  
M 0427829562  
E joshua@therealestestate.com.au



**11 RIDGEWAY AVENUE GLENROY VIC 3046**

Sold Price **\$480,000** Sold Date **21-Dec-24**

2 - -

Distance **0.87km**



**73 BINDI STREET GLENROY VIC 3046**

Sold Price <sup>RS</sup> **\$500,000** Sold Date **24-Jul-25**

2 1 2

Distance **0.94km**



**43 DALEY STREET GLENROY VIC 3046**

Sold Price **\$400,000** Sold Date **17-Apr-25**

2 1 1

Distance **1.4km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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