

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

3/87 John Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$660,000

&

\$710,000

Median sale price

Median price \$670,000

Property Type Townhouse

Suburb Glenroy

Period - From 17/08/2025

to

16/08/2026

Source Property Data

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	1/19 Trevannion St GLENROY 3046	\$675,000	18/06/2026
2	2/19 Churchill St GLENROY 3046	\$750,000	15/04/2026
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:

17/08/2026 14:24



 3
  1
  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$660,000 - \$710,000

Median Townhouse Price

17/08/2025 - 16/08/2026: \$670,000

Comparable Properties



1/19 Trevannion St GLENROY 3046 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$675,000

Method: Private Sale

Date: 18/06/2026

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 228 sqm approx



2/19 Churchill St GLENROY 3046 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$750,000

Method: Private Sale

Date: 15/04/2026

Property Type: Townhouse (Res)

Land Size: 144 sqm approx



1/35 Bindi St GLENROY 3046 (REI/VG)

Agent Comments

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  2
  2

Price: \$710,000

Method: Private Sale

Date: 13/03/2026

Property Type: Townhouse (Single)

Account - VICPROP | P: 03 8888 1011