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	4 Bindi Street, Glenroy Vic 3046

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $937,500 Property Type House 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	79 View St GLENROY 3046	$770,500	02/05/2026
2	92 Daley St GLENROY 3046	$720,000	11/04/2026
3	187 Daley St GLENROY 3046	$700,000	09/04/2026

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: 12/06/2026 15:49

4 Bindi Street, Glenroy Vic 3046

Daniel Imbesi
9306 0422
0432 615 416
dimbesi@stockdaleleggo.com.au

3 1 1

Rooms: 5
Property Type: House
Land Size: 642 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median House Price
March quarter 2026: $937,500

Comparable Properties

79 View St GLENROY 3046 (REI)

3 1 5

Price: $770,500
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 666 sqm approx

Agent Comments

92 Daley St GLENROY 3046 (REI)

4 1 -

Price: $720,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments

187 Daley St GLENROY 3046 (REI)

2 1 1

Price: $700,000
Method: Private Sale
Date: 09/04/2026
Property Type: House (Res)

Agent Comments

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