

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

**Stockdale
& Leggo**

Daniel Imbesi

9306 0422

0432 615 416

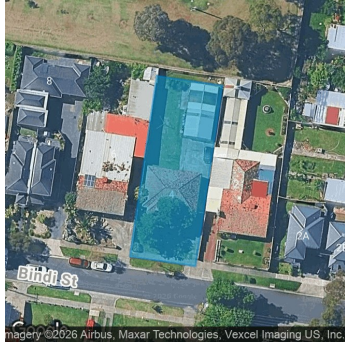
dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

March quarter 2026: \$937,500



 3  1  1

Rooms: 5

Property Type: House

Land Size: 642 sqm approx

Agent Comments

Comparable Properties

79 View St GLENROY 3046 (REI)

Agent Comments

 3  1  5

Price: \$770,500

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 666 sqm approx



92 Daley St GLENROY 3046 (REI)

Agent Comments

 4  1  -

Price: \$720,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 586 sqm approx

187 Daley St GLENROY 3046 (REI)

Agent Comments

 2  1  1

Price: \$700,000

Method: Private Sale

Date: 09/04/2026

Property Type: House (Res)

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



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