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	1/65 BINDI STREET GLENROY VIC 3046

Indicative selling price

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

~~Single Price~~		or range between	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	Unit	Suburb	Glenroy
Period-from	Sep 2024	to	Aug 2025	Source	realestate.com.au

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
1/49 BINDI STREET GLENROY VIC 3046	$650,000	01-Sep-25
1/17 GLENROY ROAD GLENROY VIC 3046	$681,000	09-Aug-25
97A GOWRIE STREET GLENROY VIC 3046	$688,000	28-Jun-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: 10 September 2025

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1/49 BINDI STREET GLENROY VIC 3046

3 2 2

Sold Price RS $650,000 Sold Date 01-Sep-25

Distance 0.18km



1/17 GLENROY ROAD GLENROY VIC 3046

3 1 2

Sold Price RS $681,000 Sold Date 09-Aug-25

Distance 1.44km



97A GOWRIE STREET GLENROY VIC 3046

3 1 1

Sold Price RS $688,000 Sold Date 28-Jun-25

Distance 0.92km

RS = Recent sale UN = Undisclosed Sale

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