

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

3/137 GLENROY ROAD 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2025

to

31 May 2026

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

1/35 BINDI STREET GLENROY VIC 3046	\$710,000	25-Feb-26
3/40 JUSTIN AVENUE GLENROY VIC 3046	\$700,000	14-Feb-26
146 EVELL STREET GLENROY VIC 3046	\$726,000	07-Feb-26

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: 25 June 2026

**1/35 BINDI STREET GLENROY VIC 3046**

3 2 2

Sold Price

\$710,000Sold Date **25-Feb-26**Distance **1.37km****3/40 JUSTIN AVENUE GLENROY VIC 3046**

3 2 2

Sold Price

\$700,000Sold Date **14-Feb-26**Distance **0.97km****146 EVELL STREET GLENROY VIC 3046**

3 2 1

Sold Price

\$726,000Sold Date **07-Feb-26**Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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