

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

1/46 VIEW 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,500

Property type

House

Suburb

Glenroy

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

1/77-79 BINDI STREET GLENROY VIC 3046	\$725,000	02-Jun-25
2/19 GLENROY ROAD GLENROY VIC 3046	\$745,000	20-Feb-25
48 ISLA AVENUE GLENROY VIC 3046	\$750,000	24-May-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: 01 July 2025



**1/77-79 BINDI STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

^{RS} **\$725,000** Sold Date **02-Jun-25**

Distance **0.33km**



**2/19 GLENROY ROAD GLENROY
VIC 3046**

 3  2  1

Sold Price

\$745,000 Sold Date **20-Feb-25**

Distance **1.28km**



**48 ISLA AVENUE GLENROY VIC
3046**

 3  2  1

Sold Price

^{RS} **\$750,000** Sold Date **24-May-25**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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