

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

3/116 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

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2025

to

28 Feb 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

4/2 MCDONALD PLACE GLENROY VIC 3046	\$610,000	28-Jan-26
4/788 PASCOE VALE ROAD GLENROY VIC 3046	\$590,000	22-Oct-25
3/17 VIEW STREET GLENROY VIC 3046	\$575,000	19-Sep-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: 11 March 2026



4/2 MCDONALD PLACE GLENROY VIC 3046

 2  2  1

Sold Price

\$610,000

Sold Date

28-Jan-26

Distance

1.69km



4/788 PASCOE VALE ROAD GLENROY VIC 3046

 2  2  1

Sold Price

\$590,000

Sold Date

22-Oct-25

Distance

1.65km



3/17 VIEW STREET GLENROY VIC 3046

 2  2  1

Sold Price

\$575,000

Sold Date

19-Sep-25

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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