

# 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

9/2-4 Mckerchar Street, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000

&

\$720,000

### Median sale price

Median price \$665,000

Property Type Unit

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 | 1/35 Bindi St GLENROY 3046     | \$710,000 | 13/03/2026   |
| 2 | 3/40 Justin Av GLENROY 3046    | \$700,000 | 14/02/2026   |
| 3 | 2/15 Valencia St GLENROY 3046  | \$710,550 | 09/12/2025   |

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:

21/04/2026 14:20



3 2 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$660,000 - \$720,000

**Median Unit Price**

March quarter 2026: \$665,000

## Comparable Properties



**1/35 Bindi St GLENROY 3046 (REI)**

Agent Comments

3 2 2

**Price:** \$710,000

**Method:** Private Sale

**Date:** 13/03/2026

**Property Type:** Townhouse (Single)



**3/40 Justin Av GLENROY 3046 (VG)**

Agent Comments

3 - -

**Price:** \$700,000

**Method:** Sale

**Date:** 14/02/2026

**Property Type:** Flat/Unit/Apartment (Res)



**2/15 Valencia St GLENROY 3046 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$710,550

**Method:** Private Sale

**Date:** 09/12/2025

**Property Type:** Townhouse (Single)