

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

14 MITCHELL 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$819,125

Property type

House

Suburb

Glenroy

Period-from

01 Jul 2024

to

30 Jun 2025

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

11 RIDGEWAY AVENUE GLENROY VIC 3046	\$480,000	21-Dec-24
73 BINDI STREET GLENROY VIC 3046	\$500,000	24-Jul-25
43 DALEY STREET GLENROY VIC 3046	\$400,000	17-Apr-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: 26 July 2025

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11 RIDGEWAY AVENUE GLENROY VIC 3046

Sold Price **\$480,000** Sold Date **21-Dec-24**

2 - -

Distance **0.87km**



73 BINDI STREET GLENROY VIC 3046

Sold Price ^{RS} **\$500,000** Sold Date **24-Jul-25**

2 1 2

Distance **0.94km**



43 DALEY STREET GLENROY VIC 3046

Sold Price **\$400,000** Sold Date **17-Apr-25**

2 1 1

Distance **1.4km**

RS = Recent sale **UN** = Undisclosed Sale

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