

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

21 Ridgeway Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$649,000

Median sale price

Median price \$910,000

Property Type House

Suburb Glenroy

Period - From 01/07/2025

to

30/06/2026

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	94 Widford St GLENROY 3046	\$670,000	04/05/2026
2	1/34 Churchill St GLENROY 3046	\$645,000	17/07/2026
3	1/69 Bindi St GLENROY 3046	\$625,000	11/06/2026

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:

13/09/2026 19:50



3 1 4

Property Type: House

Agent Comments

Indicative Selling Price

\$590,000 - \$649,000

Median House Price

Year ending June 2026: \$910,000

Comparable Properties



94 Widford St GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$670,000

Method:

Date: 04/05/2026

Property Type: House



1/34 Churchill St GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$645,000

Method: Private Sale

Date: 17/07/2026

Property Type: House (Res)

Land Size: 290 sqm approx



1/69 Bindi St GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$625,000

Method: Private Sale

Date: 11/06/2026

Rooms: 5

Property Type: House (Res)

Land Size: 300 sqm approx

Account - VICPROP | P: 03 8888 1011