

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

1/77 HUBERT AVENUE 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

\$685,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jan 2025

to

31 Dec 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

2/46 CROMWELL STREET GLENROY VIC 3046	\$685,000	03-Dec-25
2/137 VIEW STREET GLENROY VIC 3046	\$690,000	13-Nov-25
2/2 KENNEDY STREET GLENROY VIC 3046	\$717,000	04-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: 21 January 2026



**2/46 CROMWELL STREET
GLENROY VIC 3046**

Sold Price

^{RS}

\$685,000

Sold Date

03-Dec-25

 2

 2

 1

Distance

0.89km



**2/137 VIEW STREET GLENROY VIC
3046**

Sold Price

\$690,000

Sold Date

13-Nov-25

 2

 2

 1

Distance

1.05km



**2/2 KENNEDY STREET GLENROY
VIC 3046**

Sold Price

\$717,000

Sold Date

04-Sep-25

 2

 2

 1

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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