

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

1/66 Hubert Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$780,000 & \$850,000

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	1/11 Truscott St GLENROY 3046	\$850,000	27/03/2026
2	25 Lewis St GLENROY 3046	\$846,000	12/03/2026
3	100 Bindi St GLENROY 3046	\$815,000	16/01/2026

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:

01/05/2026 13:32



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

March quarter 2026: \$665,000

Comparable Properties



1/11 Truscott St GLENROY 3046 (REI)

[Agent Comments](#)



Price: \$850,000

Method: Private Sale

Date: 27/03/2026

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 248 sqm approx



25 Lewis St GLENROY 3046 (REI/VG)

[Agent Comments](#)



Price: \$846,000

Method: Private Sale

Date: 12/03/2026

Property Type: Townhouse (Single)

Land Size: 225 sqm approx



100 Bindi St GLENROY 3046 (REI/VG)

[Agent Comments](#)



Price: \$815,000

Method: Private Sale

Date: 16/01/2026

Property Type: House (Res)

Land Size: 336 sqm approx

Account - Jellis Craig | P: 03 9070 5095