

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

1/148 HILTON 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

2/74 BELAIR AVENUE GLENROY VIC 3046	\$650,000	17-Jan-25
1/174 WEST STREET HADFIELD VIC 3046	\$600,000	14-Nov-24
2/352 WATERLOO ROAD GLENROY VIC 3046	\$650,000	13-Nov-24

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: 24 April 2025



**2/74 BELAIR AVENUE GLENROY
VIC 3046**

Sold Price

^{RS} **\$650,000**

Sold Date

17-Jan-25

 3

 1

 1

Distance

1.7km



**1/174 WEST STREET HADFIELD VIC
3046**

Sold Price

\$600,000

Sold Date

14-Nov-24

 3

 1

 1

Distance

0.98km



**2/352 WATERLOO ROAD
GLENROY VIC 3046**

Sold Price

\$650,000

Sold Date

13-Nov-24

 3

 1

 1

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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