

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

1/42 Hubert Avenue, Glenroy

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$745,000 & \$775,000

Median sale price

Median price \$643,800 Property type 3BDR Unit Suburb Glenroy

Period - From Nov 2025 to April 2025 Source Rea.com

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. 262 Hilton Street, Glenroy	\$760,000	26.4.2025
2. 2/41 Loongana Avenue, Glenroy	\$760,000	12.4.2025
3. 1/12 Hubert Avenue, Glenroy	\$788,000	27.2.2025

This Statement of Information was prepared on:

08.05.2025