

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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2025

to

31 Jan 2026

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

1/111 BINDI STREET GLENROY VIC 3046	\$640,000	24-Jan-26
1/38 ACACIA STREET GLENROY VIC 3046	\$660,000	18-Oct-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: 10 February 2026



1/111 BINDI STREET GLENROY VIC 3046

Sold Price

^{RS} **\$640,000**

Sold Date

24-Jan-26

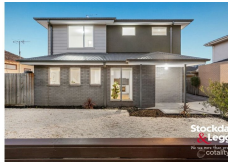
 2

 2

 1

Distance

0.81km



1/38 ACACIA STREET GLENROY VIC 3046

Sold Price

\$660,000

Sold Date

18-Oct-25

 2

 2

 1

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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