

# 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 164 Hilton Street, Glenroy, VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$600,000

&

\$660,000

### Median sale price

Median price

\$819,125

Property Type

House

Suburb

Glenroy (3046)

Period - From

01/02/2025

to

30/06/2025

Source

Cotality

### Comparable property sales

**A** These are two 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
56 DALEY STREET, GLENROY VIC 3046	\$660,000	17/07/2025
55 MAUDE AVENUE, GLENROY VIC 3046	\$631,000	03/05/2025

**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: 29/07/2025