

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

2/12 HILDA 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Other

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

3/12 HILDA STREET GLENROY VIC 3046	\$625,000	25-Jan-25
3/70 HUBERT AVENUE GLENROY VIC 3046	\$625,000	04-Apr-25
2/117 HILTON STREET GLENROY VIC 3046	\$625,000	06-Feb-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: 22 April 2025



3/12 HILDA STREET GLENROY VIC 3046 Sold Price **\$625,000** Sold Date **25-Jan-25**
 Distance **0km**

3 2 1



3/70 HUBERT AVENUE GLENROY VIC 3046 Sold Price ^{RS} **\$625,000** Sold Date **04-Apr-25**
 Distance **0.26km**

3 2 1



2/117 HILTON STREET GLENROY VIC 3046 Sold Price **\$625,000** Sold Date **06-Feb-25**
 Distance **0.48km**

3 2 1

RS = Recent sale **UN** = Undisclosed Sale

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