

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&3/43 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

\$835,000

&

\$905,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$883,000

Property type

Other

Suburb

Glenroy

Period-from

01 Sep 2025

to

31 Aug 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

1/23 LEONARD AVENUE GLENROY VIC 3046	\$850,000	27-Jul-26
25 GLENROY ROAD GLENROY VIC 3046	\$891,200	22-May-26

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: 17 September 2026



1/23 LEONARD AVENUE GLENROY VIC 3046

Sold Price

^{RS} **\$850,000**

Sold Date

27-Jul-26



4



3



2

Distance

0.26km



25 GLENROY ROAD GLENROY VIC 3046

Sold Price

\$891,200

Sold Date

22-May-26



4



2



1

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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