

## 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

43 MAUDE AVENUE GLENROY VIC 3046

### Indicative selling price

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

Single Price

\$950,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Glenroy

Period-from

01 Nov 2024

to

31 Oct 2025

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

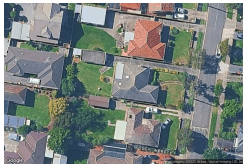
|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 51 HUBERT AVENUE GLENROY VIC 3046 | \$997,000 | 30-Sep-25 |
| 53 HUBERT AVENUE GLENROY VIC 3046 | \$911,000 | 08-Nov-25 |
| 27 COSMOS STREET GLENROY VIC 3046 | \$962,000 | 10-Jun-25 |

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: 20 November 2025

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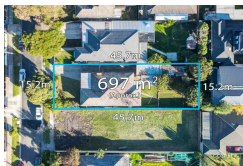
**51 HUBERT AVENUE GLENROY VIC 3046** Sold Price <sup>RS</sup> **\$997,000** Sold Date **30-Sep-25**  
Distance **0.22km**

 -  -  -



**53 HUBERT AVENUE GLENROY VIC 3046** Sold Price <sup>RS</sup> **\$911,000** Sold Date **08-Nov-25**  
Distance **0.23km**

 3  1  4



**27 COSMOS STREET GLENROY VIC 3046** Sold Price **\$962,000** Sold Date **10-Jun-25**  
Distance **0.25km**

 3  1  2

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

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