

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

133 JOHN 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/41 HUBERT AVENUE GLENROY VIC 3046	\$730,000	11-Apr-26
1/80 ISLA AVENUE GLENROY VIC 3046	\$634,000	14-Jan-26
1/47 SADIE STREET GLENROY VIC 3046	\$685,000	13-Dec-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 25 April 2026



1/41 HUBERT AVENUE GLENROY
VIC 3046

 3  1  2

Sold Price

^{RS} 730000

Sold Date

11-Apr-26

Distance

0.95km



1/80 ISLA AVENUE GLENROY VIC
3046

 3  1  1

Sold Price

634000

Sold Date

14-Jan-26

Distance

0.72km



1/47 SADIE STREET GLENROY VIC
3046

 3  1  2

Sold Price

685000

Sold Date

13-Dec-25

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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