

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

3/12 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

\$710,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,250

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2025

to

30 Apr 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

| | | |
|---------------------------------------|-----------|-----------|
| 3/40 GLENROY ROAD GLENROY VIC 3046 | \$737,000 | 25-Feb-26 |
| 3/17 FINCHLEY AVENUE GLENROY VIC 3046 | \$750,000 | 20-Mar-26 |
| 1/46 COSMOS STREET GLENROY VIC 3046 | \$800,000 | 14-Apr-26 |

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: 27 May 2026



**3/40 GLENROY ROAD GLENROY
VIC 3046**

 3  2  1

Sold Price

\$737,000

Sold Date **25-Feb-26**

Distance -



**3/17 FINCHLEY AVENUE GLENROY
VIC 3046**

 3  2  1

Sold Price

\$750,000

Sold Date **20-Mar-26**

Distance **1.75km**



**1/46 COSMOS STREET GLENROY
VIC 3046**

 3  2  2

Sold Price

^{RS} **\$800,000**

Sold Date **14-Apr-26**

Distance **0.56km**



**1/29 MELBOURNE AVENUE
GLENROY VIC 3046**

 3  2  3

Sold Price

\$760,000

Sold Date **20-Sep-25**

Distance -



**3/8 LEONARD AVENUE GLENROY
VIC 3046**

 3  2  1

Sold Price

\$755,000

Sold Date **18-Nov-25**

Distance -



**1/29 MELBOURNE AVENUE
GLENROY VIC 3046**

 3  2  1

Sold Price

- Sold Date

Distance -

RS = Recent sale

UN = Undisclosed Sale

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**1/115 GLENROY ROAD GLENROY
VIC 3046**

 3  2  1

Sold Price

\$770,000

Sold Date **23-Dec-25**

Distance -



**1/54 MAUDE AVENUE GLENROY
VIC 3046**

 3  2  2

Sold Price

\$780,000

Sold Date **31-Oct-25**

Distance -



**1/44 VOLGA STREET HADFIELD
VIC 3046**

 3  2  1

Sold Price

\$675,000

Sold Date **23-Jan-26**

Distance -



**1/4 ILLAWARRA STREET GLENROY
VIC 3046**

 3  2  2

Sold Price

^{RS} **\$750,000**

Sold Date **04-Apr-26**

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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