

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

5/3-5 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2025

to

31 Jul 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

2/67 JUSTIN AVENUE GLENROY VIC 3046	\$620,000	15-Jul-26
4/80 LEONARD AVENUE GLENROY VIC 3046	\$590,000	03-Mar-26
2/11 CALDWELL STREET GLENROY VIC 3046	\$685,000	24-Apr-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: 31 August 2026

**2/67 JUSTIN AVENUE GLENROY
VIC 3046**

Sold Price

^{RS} **\$620,000**

Sold Date

15-Jul-26

 2  2  1

Distance

0.62km

**4/80 LEONARD AVENUE
GLENROY VIC 3046**

Sold Price

\$590,000

Sold Date

03-Mar-26

 2  2  1

Distance

0.72km

**2/11 CALDWELL STREET GLENROY
VIC 3046**

Sold Price

\$685,000

Sold Date

24-Apr-26

 2  2  1

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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