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	1/148 HILTON 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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
2/74 BELAIR AVENUE GLENROY VIC 3046	$650,000	17-Jan-25
1/174 WEST STREET HADFIELD VIC 3046	$600,000	14-Nov-24
2/352 WATERLOO ROAD GLENROY VIC 3046	$650,000	13-Nov-24

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: 24 April 2025

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2/74 BELAIR AVENUE GLENROY VIC 3046

3 1 1

Sold Price RS $650,000 Sold Date 17-Jan-25

Distance 1.7km



1/174 WEST STREET HADFIELD VIC 3046

3 1 1

Sold Price $600,000 Sold Date 14-Nov-24

Distance 0.98km



2/352 WATERLOO ROAD GLENROY VIC 3046

3 1 1

Sold Price $650,000 Sold Date 13-Nov-24

Distance 1.19km

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

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