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	168 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	$750,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$810,500	Property type	House	Suburb	Glenroy
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
123 EVELL STREET GLENROY VIC 3046	$790,000	28-Apr-25
116 DALEY STREET GLENROY VIC 3046	$700,000	20-Mar-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.

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123 EVELL STREET GLENROY VIC 3046

3 1 2

Sold Price 790000 Sold Date 28-Apr-25

Distance 1.24km



116 DALEY STREET GLENROY VIC 3046

3 1 1

Sold Price 700000 Sold Date 20-Mar-25

Distance 0.4km

RS = Recent sale UN = Undisclosed Sale

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