

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

3/70 HILDA 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

\$559,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2024

to

30 Jun 2025

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

1/10 LEONARD AVENUE GLENROY VIC 3046	\$620,000	18-Jun-25
2/47 SADIE STREET GLENROY VIC 3046	\$564,000	10-May-25
3/7 CLOVELLY AVENUE GLENROY VIC 3046	\$548,200	11-Mar-25

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.~~

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**1/10 LEONARD AVENUE GLENROY
VIC 3046**

Sold Price

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

Sold Date

18-Jun-25

 2  2  1

Distance

0.81km



**2/47 SADIE STREET GLENROY VIC
3046**

Sold Price

\$564,000

Sold Date

10-May-25

 2  2  1

Distance

1.01km



**3/7 CLOVELLY AVENUE GLENROY
VIC 3046**

Sold Price

\$548,200

Sold Date

11-Mar-25

 2  2  1

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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