

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

30/1501-1503 Malvern Road, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$320,000

Median sale price

Median price

\$685,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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 six 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	9/1501 Malvern Rd GLEN IRIS 3146	\$290,000	30/06/2025
2	503/770b Toorak Rd GLEN IRIS 3146	\$305,000	23/06/2025
3	4/11 Belmont Av GLEN IRIS 3146	\$310,000	15/02/2025

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 six months.~~

This Statement of Information was prepared on:

02/07/2025 08:29

30/1501-1503 Malvern Road, Glen Iris Vic 3146



Andrew James
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Indicative Selling Price

\$320,000

Median Unit Price

Year ending March 2025: \$685,000



Property Type: Apartment

Agent Comments

Comparable Properties



9/1501 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$290,000

Method: Private Sale

Date: 30/06/2025

Property Type: Apartment



503/770b Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 23/06/2025

Property Type: Apartment



4/11 Belmont Av GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$310,000

Method: Sold Before Auction

Date: 15/02/2025

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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