

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

24 Kyarra Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,304,000

Property Type House

Suburb Glen Iris

Period - From 01/07/2024

to

30/06/2025

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	36 Goodwin St GLEN IRIS 3146	\$2,476,000	27/03/2025
2	25 Allison Av GLEN IRIS 3146	\$2,308,000	12/03/2025
3			

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:

30/07/2025 10:03



5 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
Year ending June 2025: \$2,304,000

Comparable Properties



36 Goodwin St GLEN IRIS 3146 (REI)

Agent Comments

4 2 3

Price: \$2,476,000
Method: Auction Sale
Date: 27/03/2025
Property Type: House (Res)



25 Allison Av GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$2,308,000
Method: Private Sale
Date: 12/03/2025
Property Type: House
Land Size: 628 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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