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

13 Pascoe Street, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,750,000		&		\$1,850,000			
Median sale p	rice							
Median price	\$2,300,000	Pro	operty Type	Hou	ise		Suburb	Glen Iris
Period - From	16/07/2024	to	15/07/2025		So	urce	Property	/ Data

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.

Ado	dress of comparable property	Price	Date of sale
1	6 Keyes St ASHBURTON 3147	\$1,825,000	21/06/2025
2	34 St Georges Cr ASHBURTON 3147	\$1,885,000	24/05/2025
3	5 Straughan St GLEN IRIS 3146	\$1,880,000	02/05/2025

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:

16/07/2025 16:38





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Rooms: 7 Property Type: House (Res) Agent Comments Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price 16/07/2024 - 15/07/2025: \$2,300,000

Comparable Properties



6 Keyes St ASHBURTON 3147 (REI)

Price: \$1,825,000 Method: Auction Sale Date: 21/06/2025 Property Type: House (Res) Land Size: 592 sqm approx

34 St Georges Cr ASHBURTON 3147 (REI)

 Agent Comments

Agent Comments

Price: \$1,885,000 Method: Auction Sale Date: 24/05/2025 Property Type: House (Res) Land Size: 680 sqm approx



5 Straughan St GLEN IRIS 3146 (REI/VG)



Agent Comments

Price: \$1,880,000 Method: Private Sale Date: 02/05/2025 Property Type: House Land Size: 612 sqm approx

Account - Jellis Craig | P: 98305966



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