### 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	57 Ferndale Road, Glen Iris Vic 3146
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,850,000	&	\$1,950,000
-			

#### Median sale price

Median price	\$2,304,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	37 Nicholas St ASHBURTON 3147	\$1,910,000	05/07/2025
2	12 Lillian St GLEN IRIS 3146	\$1,961,000	21/06/2025
3	2 Fairview Av CAMBERWELL 3124	\$1,860,000	24/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/07/2025 10:34







Rooms: 6

Property Type: House (Previously

Occupied - Detached) Land Size: 599 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,850,000 - \$1,950,000 **Median House Price** Year ending June 2025: \$2,304,000

Immaculate three bedroom brick home in dress circle address. 599sqm parcel with northern rear, no heritage overlay or easements. Ideal now with options to enhance/extend further or build new. Meters from the sought after Ferndale parkland and walking trails. Light filled layout with two living areas

# Comparable Properties



37 Nicholas St ASHBURTON 3147 (REI)

Price: \$1,910,000 Method: Auction Sale Date: 05/07/2025 Property Type: House Land Size: 697 sqm approx **Agent Comments** 

12 Lillian St GLEN IRIS 3146 (REI)





Agent Comments

Price: \$1,961,000 Method: Auction Sale Date: 21/06/2025

Property Type: House (Res) Land Size: 669 sqm approx



2 Fairview Av CAMBERWELL 3124 (REI)

Price: \$1,860,000 Method: Auction Sale Date: 24/05/2025

Property Type: House (Res) Land Size: 611 sqm approx Agent Comments

Account - FITCH PARTNERS PTY LTD | P: 0391149888





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