

# 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

10/1544 Malvern Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000

&

\$630,000

### 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	4/14 Nash St GLEN IRIS 3146	\$615,000	13/05/2025
2	4/10 Meredith St MALVERN 3144	\$620,000	01/04/2025
3	3/17 Belmont Av GLEN IRIS 3146	\$592,000	25/03/2025

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:

05/06/2025 09:41

10/1544 Malvern Road, Glen Iris Vic 3146



Liam Burke

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**Indicative Selling Price**

\$580,000 - \$630,000

**Median Unit Price**

Year ending March 2025: \$685,000



2 1 1

**Rooms:** 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**4/14 Nash St GLEN IRIS 3146 (REI)**

Agent Comments

2 1 1

**Price:** \$615,000

**Method:** Private Sale

**Date:** 13/05/2025

**Property Type:** Unit



**4/10 Meredith St MALVERN 3144 (REI)**

Agent Comments

2 1 1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 01/04/2025

**Property Type:** Unit



**3/17 Belmont Av GLEN IRIS 3146 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$592,000

**Method:** Private Sale

**Date:** 25/03/2025

**Property Type:** Apartment

**Account - Belle Property Glen Iris** | P: 03 98181888



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