Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	
positions	

Indicative selling price

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

Range between \$660,000	&	\$690,000
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Median sale price

Median price	\$685,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	13/1526 High St GLEN IRIS 3146	\$677,000	15/05/2025
2	7/25 Belmont Av.N GLEN IRIS 3146	\$692,500	29/03/2025
3	115/1639 Malvern Rd GLEN IRIS 3146	\$659,000	31/12/2024

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:	29/05/2025 10:19





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Indicative Selling Price \$660,000 - \$690,000 Median Unit Price Year ending March 2025: \$685,000



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Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



13/1526 High St GLEN IRIS 3146 (REI)

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a 1

Price: \$677,000 Method: Private Sale Date: 15/05/2025

Property Type: Apartment

Agent Comments



7/25 Belmont Av.N GLEN IRIS 3146 (REI)

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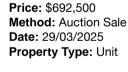
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Agent Comments







2





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Price: \$659,000

Date: 31/12/2024 Property Type: Apartment

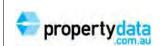
Method: Private Sale

Agent Comments



Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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