

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

109/1639 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$660,000 & \$690,000

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	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 comparable properties 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

109/1639 Malvern Road, Glen Iris Vic 3146



Lloyd Lawton
03 9810 5054
0403229433

lloydlawton@jellisrcraig.com.au

Indicative Selling Price

\$660,000 - \$690,000

Median Unit Price

Year ending March 2025: \$685,000



2 2 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



13/1526 High St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$677,000

Method: Private Sale

Date: 15/05/2025

Property Type: Apartment



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

Agent Comments

2 2 1

Price: \$692,500

Method: Auction Sale

Date: 29/03/2025

Property Type: Unit



115/1639 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 2 1

Price: \$659,000

Method: Private Sale

Date: 31/12/2024

Property Type: Apartment

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



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