Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

8 Audrey Crescent, Glen Iris Vic 3146

Indicative selling price

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

Range between	\$2,700,000	&	\$2,800,000
		1	

Median sale price

Median price	\$2,675,000	Pro	perty Type	House		Suburb	Glen Iris
Period - From	01/04/2025	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.

Ad	dress of comparable property	Price	Date of sale
1	52 Renwick St GLEN IRIS 3146	\$2,800,000	21/06/2025
2	7 Courang Rd GLEN IRIS 3146	\$2,780,000	07/04/2025
3	87 Valley Pde GLEN IRIS 3146	\$2,840,000	28/02/2025

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:	10/07/2025 13:12





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Indicative Selling Price \$2,700,000 - \$2,800,000 **Median House Price** June guarter 2025: \$2,675,000



Property Type: House Land Size: 781 sqm approx

Agent Comments

Tucked away in a guiet, park side position, this beautifully presented home offers a seamless blend of comfort, style, and lifestyle ease-perfect for families and those seeking a premium Glen Iris lifestyle.

Comparable Properties



52 Renwick St GLEN IRIS 3146 (REI)

Price: \$2,800,000 Method: Auction Sale Date: 21/06/2025

Property Type: House (Res) Land Size: 590 sqm approx

Agent Comments



7 Courang Rd GLEN IRIS 3146 (REI)

Agent Comments

Price: \$2,780,000 Method: Private Sale Date: 07/04/2025 Property Type: House

Land Size: 780 sqm approx

87 Valley Pde GLEN IRIS 3146 (VG)

Price: \$2,840,000 Method: Sale Date: 28/02/2025

Property Type: House (Res) Land Size: 919 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990





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