

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

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

Median sale price

Median price \$2,675,000

Property 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.

	Address 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 comparable properties 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 quarter 2025: \$2,675,000



4 2 3

Property Type: House
Land Size: 781 sqm approx

Agent Comments

Tucked away in a quiet, 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)

Agent Comments

4 2 3

Price: \$2,800,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 590 sqm approx



7 Courang Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 4

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)

Agent Comments

3 - -

Price: \$2,840,000
Method: Sale
Date: 28/02/2025
Property Type: House (Res)
Land Size: 919 sqm approx