Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/77 Edgar Street, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$240,000		&		\$260,000			
Median sale p	rice							
Median price	\$685,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/04/2024	to	31/03/2025	1	So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	10/70 Edgar St GLEN IRIS 3146	\$257,000	20/02/2025
2	5/70 Edgar St GLEN IRIS 3146	\$260,000	23/01/2025
3	14/70 Edgar St.N GLEN IRIS 3146	\$237,000	23/01/2025

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:

19/06/2025 15:18



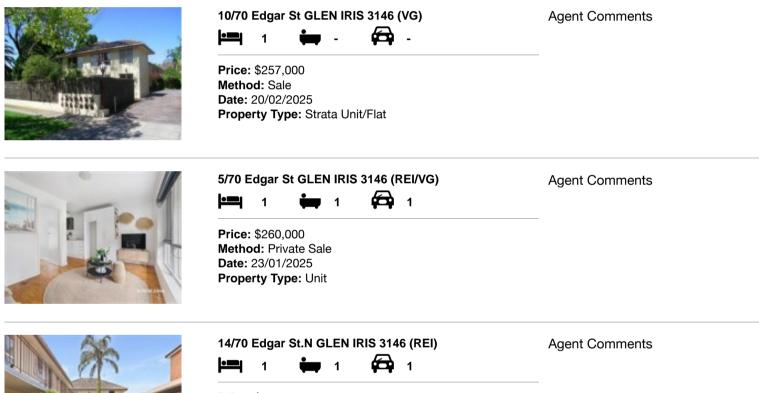


Property Type: Strata Dwelling

Agent Comments

Indicative Selling Price \$240,000 - \$260,000 Median Unit Price Year ending March 2025: \$685,000

Comparable Properties



Price: \$237,000 Method: Private Sale Date: 23/01/2025 Property Type: Unit

Account - Marshall White | P: 03 9822 9999



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