Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	8/120 High Street, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,650,000
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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.

Address of comparable property

,	and the companion property		Date of care
1	2b Markham Av ASHBURTON 3147	\$1,500,000	17/06/2025
2	2/1 Beech St MALVERN EAST 3145	\$1,750,000	26/05/2025
3	14a Sunderland Av ASHBURTON 3147	\$1,420,000	13/04/2025

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:	21/07/2025 17:08



Date of sale

JellisCraig





Property Type: House **Agent Comments**

Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price** June quarter 2025: \$2,675,000

Comparable Properties



2b Markham Av ASHBURTON 3147 (VG)

Agent Comments

Price: \$1,500,000 Method: Sale Date: 17/06/2025

Property Type: House (Res) Land Size: 279 sqm approx



2/1 Beech St MALVERN EAST 3145 (REI)

Agent Comments

Price: \$1,750,000 Method: Private Sale Date: 26/05/2025

Property Type: House (Res) Land Size: 324 sqm approx



14a Sunderland Av ASHBURTON 3147 (VG)

Price: \$1,420,000 Method: Sale Date: 13/04/2025

Property Type: House (Res) Land Size: 298 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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