

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

2/22 Audrey Crescent, Glen Iris Vic 3146

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

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	5 Gloucester Rd ASHBURTON 3147	\$1,008,000	05/04/2025
2	1/27 Edmonds Av ASHWOOD 3147	\$1,054,000	20/12/2024
3	4/6 Yeovil Rd GLEN IRIS 3146	\$998,000	18/12/2024

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:

11/06/2025 10:39



Paul Lam
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Indicative Selling Price
\$960,000 - \$1,050,000

Median Unit Price
Year ending March 2025: \$685,000



3 1 1

Property Type: House
Land Size: 279 sqm approx
Agent Comments

Comparable Properties



5 Gloucester Rd ASHBURTON 3147 (REI/VG)

Agent Comments

3 1 2

Price: \$1,008,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 291 sqm approx

1/27 Edmonds Av ASHWOOD 3147 (VG)

Agent Comments

3 - -

Price: \$1,054,000
Method: Sale
Date: 20/12/2024
Property Type: Flat/Unit/Apartment (Res)



4/6 Yeovil Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 2

Price: \$998,000
Method: Private Sale
Date: 18/12/2024
Property Type: Unit

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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