

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

34/1501-1503 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$350,000

&

\$380,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Glen Iris

Period - From

19/06/2024

to

18/06/2025

Source

Property Data

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	1/11 Belmont Av GLEN IRIS 3146	\$380,000	13/06/2025
2	5/1419 High St GLEN IRIS 3146	\$360,000	27/05/2025
3	107/771 Toorak Rd HAWTHORN EAST 3123	\$360,000	24/02/2025

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:

19/06/2025 16:33

34/1501-1503 Malvern Road, Glen Iris Vic 3146



Sarah Risteski
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Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

19/06/2024 - 18/06/2025: \$650,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/11 Belmont Av GLEN IRIS 3146 (REI)

Agent Comments

1 1 1

Price: \$380,000

Method: Private Sale

Date: 13/06/2025

Property Type: Apartment



5/1419 High St GLEN IRIS 3146 (REI)

Agent Comments

1 1 -

Price: \$360,000

Method: Sold Before Auction

Date: 27/05/2025

Property Type: Apartment



107/771 Toorak Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

1 1 1

Price: \$360,000

Method: Private Sale

Date: 24/02/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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