

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

6/38 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$280,000 & \$300,000

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	9/77 Edgar St.N GLEN IRIS 3146	\$282,000	07/05/2025
2	8/14 Osborne Av GLEN IRIS 3146	\$280,000	15/03/2025
3			

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:

07/07/2025 11:47

6/38 Edgar Street, Glen Iris Vic 3146



Adam Cusinato
03 9810 5023
0467 029 069

AdamCusinato@jellisrcraig.com.au

Indicative Selling Price

\$280,000 - \$300,000

Median Unit Price

Year ending March 2025: \$685,000



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



9/77 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments

1 1 1

Price: \$282,000

Method: Private Sale

Date: 07/05/2025

Property Type: Apartment



8/14 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

1 1 1

Price: \$280,000

Method: Private Sale

Date: 15/03/2025

Property Type: Apartment

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.

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



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