

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

3/45 Carroll Crescent, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$525,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/07/2024

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	Price	Date of sale
1	5/40 Osborne Av GLEN IRIS 3146	\$530,000	08/07/2025
2	9/6 Osborne Av GLEN IRIS 3146	\$520,000	09/05/2025
3	9/304 Tooronga Rd GLEN IRIS 3146	\$520,000	25/03/2025

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:

16/07/2025 10:00

3/45 Carroll Crescent, Glen Iris Vic 3146



Jay Price
0478 106 669
jay.price@belleproperty.com



2 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$525,000
Median Unit Price
Year ending June 2025: \$645,000

Comparable Properties



5/40 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$530,000
Method: Private Sale
Date: 08/07/2025
Property Type: Apartment



9/6 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000
Method: Private Sale
Date: 09/05/2025
Property Type: Apartment



9/304 Tooronga Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000
Method: Sold Before Auction
Date: 25/03/2025
Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888



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