# 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

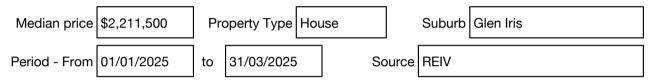
3/128 Milton Parade, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$1,995,000

#### Median sale price



### 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	390 Wattletree Rd MALVERN EAST 3145	\$1,945,000	10/04/2025
2	3/39 Lawson St HAWTHORN EAST 3123	\$1,938,000	17/03/2025
3	3/20 Mercer Rd ARMADALE 3143	\$2,110,000	08/03/2025

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:

11/06/2025 10:15

