### 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

2/38 Great Valley Road, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting			
Range betwee	\$2,250,000		&		\$2,475,000				
Median sale price									
Median price	\$2,211,500	Pro	operty Type	Hou	ise		Suburb	Glen Iris	
Period - From	01/01/2025	to	31/03/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	19 Great Valley Rd GLEN IRIS 3146	\$2,590,000	05/04/2025
2			
3			

#### OR

**B**<sup>\*</sup> 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:

04/06/2025 09:19



# shelter.





Property Type: House Land Size: 796 sqm approx

style, space, and tranquillity.

Agent Comments

Positioned beside the serene banks of Back Creek, this architecturally designed 3-bedroom home with a dedicated study delivers the perfect balance of natural beauty and sophisticated functionality-an ideal retreat for a young professional couple seeking

## **Comparable Properties**



19 Great Valley Rd GLEN IRIS 3146 (REI)



Price: \$2,590,000 Method: Auction Sale Date: 05/04/2025 Property Type: House (Res) Agent Comments

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 - Shelter Real Estate | P: 03 9889 3990



propertydata

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**Indicative Selling Price** \$2,250,000 - \$2,475,000 **Median House Price** March guarter 2025: \$2,211,500