

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 consumer.vic.gov.au/underquoting

Range between

\$2,250,000

&

\$2,475,000

Median sale price

Median price

\$2,211,500

Property Type

House

Suburb

Glen Iris

Period - From

01/01/2025

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 | 19 Great Valley Rd GLEN IRIS 3146 | \$2,590,000 | 05/04/2025 |
| 2 | | | |
| 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:

04/06/2025 09:19

Zali Reynolds
03 9889 3990
0422 576 049
zali@shelterrealestate.com.au

Indicative Selling Price

\$2,250,000 - \$2,475,000

Median House Price

March quarter 2025: \$2,211,500



4 2 4

Property Type: House
Land Size: 796 sqm approx

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 style, space, and tranquillity.

Comparable Properties



19 Great Valley Rd GLEN IRIS 3146 (REI)

Agent Comments

3 1 4

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

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.