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	15/1693 Malvern Road, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,250,000	&	\$1,320,000
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Median sale price

Median price	\$685,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	106/1639 Malvern Rd GLEN IRIS 3146	\$1,180,000	30/05/2025
2	13/1693 Malvern Rd GLEN IRIS 3146	\$1,350,000	18/05/2025
3	2/1693 Malvern Rd GLEN IRIS 3146	\$1,309,000	15/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/06/2025 13:31













Property Type: Apartment Agent Comments

Indicative Selling Price \$1,250,000 - \$1,320,000 **Median Unit Price** Year ending March 2025: \$685,000

Comparable Properties



106/1639 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

Price: \$1,180,000 Method: Private Sale Date: 30/05/2025

Property Type: Apartment



13/1693 Malvern Rd GLEN IRIS 3146 (REI)





Agent Comments

Price: \$1,350,000 Method: Private Sale Date: 18/05/2025

Property Type: Townhouse (Single)



2/1693 Malvern Rd GLEN IRIS 3146 (REI/VG)



Price: \$1,309,000 Method: Auction Sale Date: 15/02/2025

Property Type: Townhouse (Res) Land Size: 159 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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