

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

72 MARTIN ROAD GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,988,888

&

\$4,258,888

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,225,000

Property type

House

Suburb

Glen Iris

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

69 IRIS ROAD GLEN IRIS VIC 3146

\$6,000,000

31-Mar-25

13A DENMAN AVENUE GLEN IRIS VIC 3146

\$5,088,800

13-Jun-25

29A LEURA GROVE HAWTHORN EAST VIC 3123

\$8,700,000

21-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 05 August 2025

Agent comments: over three years ago 9 Sunhill Road, Glen Iris sold for \$4,030,000 that is a smaller dwelling, with a smaller land component that shares a basement car park, unlike our house with a private car park

consumer.vic.gov.au





69 IRIS ROAD GLEN IRIS VIC 3146

Sold Price

\$6,000,000

Sold Date

31-Mar-25



4



4



2

Distance

0.1km



**13A DENMAN AVENUE GLEN IRIS
VIC 3146**

Sold Price

^{RS} **\$5,088,800**

Sold Date

13-Jun-25



5



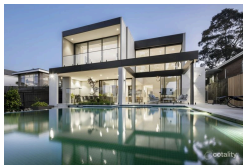
3



6

Distance

1.19km



**29A LEURA GROVE HAWTHORN
EAST VIC 3123**

Sold Price

^{RS} **\$8,700,000** ^{UN}

Sold Date

21-Feb-25



5



5



2

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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