

# 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

6/1610 Malvern Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,425,000

### Median sale price

Median price

\$2,675,000

Property Type

House

Suburb

Glen Iris

Period - From

01/04/2025

to

30/06/2025

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	3/12 Kenilworth Gr GLEN IRIS 3146	\$1,530,000	28/06/2025
2	2/1795 Malvern Rd GLEN IRIS 3146	\$1,355,000	26/06/2025
3	2/34 Park Rd GLEN IRIS 3146	\$1,480,000	17/06/2025

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:

16/07/2025 10:38



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**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,425,000  
**Median House Price**  
June quarter 2025: \$2,675,000

## Comparable Properties



**3/12 Kenilworth Gr GLEN IRIS 3146 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 28/06/2025  
**Property Type:** Townhouse (Res)



**2/1795 Malvern Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

3 3 2

**Price:** \$1,355,000  
**Method:** Private Sale  
**Date:** 26/06/2025  
**Property Type:** Townhouse (Single)



**2/34 Park Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,480,000  
**Method:** Private Sale  
**Date:** 17/06/2025  
**Property Type:** Townhouse (Single)

**Account - Jellis Craig | P: 03 9864 5000**