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 6/	/1610 Malvern Road, Glen Iris Vic 3146
ncluding suburb and	
postcode	
•	

Indicative selling price

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

Single price \$1,425,000

Median sale price

Median price	\$2,675,000	Pro	perty 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

Add	dress 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 comparableproperties 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









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)

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

Agent Comments

Price: \$1,355,000 Method: Private Sale Date: 26/06/2025

Property Type: Townhouse (Single)



2/34 Park Rd GLEN IRIS 3146 (REI)

Price: \$1,480,000 Method: Private Sale Date: 17/06/2025

Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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