

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

26/1501-1503 MALVERN 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

\$285,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

| | | |
|---|-----------|-----------|
| 1/299-301 BURKE ROAD GLEN IRIS VIC 3146 | \$285,000 | 25-Feb-25 |
| 4/11 BELMONT AVENUE GLEN IRIS VIC 3146 | \$310,000 | 15-Feb-25 |
| 15/4 WILLS STREET GLEN IRIS VIC 3146 | \$292,500 | 20-Jan-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: 24 June 2025



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**1/299-301 BURKE ROAD GLEN IRIS
VIC 3146**

Sold Price

^{RS} **\$285,000** Sold Date **25-Feb-25**

1 1 -

Distance **0.67km**



**4/11 BELMONT AVENUE GLEN IRIS
VIC 3146**

Sold Price

\$310,000 Sold Date **15-Feb-25**

1 1 1

Distance **0.54km**



**15/4 WILLS STREET GLEN IRIS VIC
3146**

Sold Price

\$292,500 Sold Date **20-Jan-25**

1 1 1

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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