

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

77a Park Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$1,900,000

Median sale price

Median price

\$2,304,000

Property Type

House

Suburb

Glen Iris

Period - From

01/07/2024

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	2/17 Dickens St GLEN IRIS 3146	\$1,940,000	21/05/2025
2	2/18 Albion Rd GLEN IRIS 3146	\$1,915,000	17/05/2025
3	1/86 Athelstan Rd CAMBERWELL 3124	\$1,890,000	27/03/2025

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:

14/07/2025 16:52



 4  3  3

Property Type: House

Land Size: 398 sqm approx

Agent Comments

Comparable Properties



2/17 Dickens St GLEN IRIS 3146 (REI)

Agent Comments

 4  4  2

Price: \$1,940,000

Method: Auction Sale

Date: 21/05/2025

Property Type: House



2/18 Albion Rd GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$1,915,000

Method: Private Sale

Date: 17/05/2025

Property Type: House

1/86 Athelstan Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,890,000

Method: Sold Before Auction

Date: 27/03/2025

Property Type: House (Res)