Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

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	Pro	perty 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

		1 1100	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



Date of sale



Sarah Risteski 9810 5000 0406 771 128 SarahRisteski@jelliscraig.com.au

> **Indicative Selling Price** \$1,900,000 **Median House Price**

Year ending June 2025: \$2,304,000



Property Type: House

Land Size: 398 sqm approx

Agent Comments

Comparable Properties



2/17 Dickens St GLEN IRIS 3146 (REI)

Price: \$1,940,000 Method: Auction Sale Date: 21/05/2025

Property Type: House

2/18 Albion Rd GLEN IRIS 3146 (REI)





Price: \$1,915,000 Method: Private Sale Date: 17/05/2025 Property Type: House

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



Price: \$1,890,000

Method: Sold Before Auction

Date: 27/03/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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Agent Comments

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