

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

27/10-16 White Street, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$455,000

&

\$500,000

Median sale price

Median price

\$645,000

Property Type

Unit

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	5/45 Carroll Cr GLEN IRIS 3146	\$495,000	10/06/2025
2	12/2 Edgar St GLEN IRIS 3146	\$485,000	07/06/2025
3	7/1425 High St GLEN IRIS 3146	\$475,500	29/04/2025

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:

22/07/2025 10:25



2
 1
 1

Property Type: Apartment (Strata)

Land Size: 55 sqm approx

Agent Comments

Indicative Selling Price

\$455,000 - \$500,000

Median Unit Price

Year ending June 2025: \$645,000

Comparable Properties



5/45 Carroll Cr GLEN IRIS 3146 (REI)

2
 1
 1

Price: \$495,000

Method: Private Sale

Date: 10/06/2025

Property Type: Apartment

Agent Comments

Similar floorplan and size. Superior condition. Inferior location.



12/2 Edgar St GLEN IRIS 3146 (REI)

2
 1
 1

Price: \$485,000

Method: Auction Sale

Date: 07/06/2025

Property Type: Apartment

Agent Comments

Similar size and floorplan. Inferior location. Superior condition.



7/1425 High St GLEN IRIS 3146 (REI/VG)

2
 1
 -

Price: \$475,500

Method: Private Sale

Date: 29/04/2025

Property Type: Apartment

Agent Comments

Similar size and location. Inferior floorplan.

Account - Thomson | P: 03 95098244 | F: 95009693