## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	205/25 Trent Street, Glen Iris Vic 3146
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$610,000	&	\$670,000
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#### Median sale price

Median price	\$615,000	Pro	perty Type Un	it		Suburb	Glen Iris
Period - From	01/04/2025	to	30/06/2025	So	urce	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	110/108 Glen Iris Rd GLEN IRIS 3146	\$675,000	10/07/2025
2	201/25 Trent St GLEN IRIS 3146	\$610,000	28/03/2025
3	401/12 High St GLEN IRIS 3146	\$659,000	14/03/2025

#### OR

<del>B\*</del>-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:	22/07/2025 10:35





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> **Indicative Selling Price** \$610,000 - \$670,000 **Median Unit Price** June quarter 2025: \$615,000

Property Type: Apartment **Agent Comments** Presenting the perfect blend of sophistication and comfort, this immaculately

presented abode delivers a low maintenance lifestyle in a highly convenient pocket.



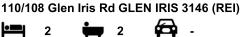
# Comparable Properties



Date: 10/07/2025







Price: \$675,000 Method: Private Sale

Property Type: Apartment

Agent Comments



201/25 Trent St GLEN IRIS 3146 (REI/VG)

2







Agent Comments

Price: \$610,000 Method: Private Sale Date: 28/03/2025

Property Type: Apartment



401/12 High St GLEN IRIS 3146 (VG)

Date: 14/03/2025







Price: \$659,000 Method: Sale

Property Type: Strata Unit/Flat

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990





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