

# 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

205/25 Trent Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$610,000

&

\$670,000

### Median sale price

Median price \$615,000

Property Type Unit

Suburb Glen Iris

Period - From 01/04/2025

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	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**

~~**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 10:35

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**Indicative Selling Price**

\$610,000 - \$670,000

**Median Unit Price**

June quarter 2025: \$615,000



2 2 2

**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



**110/108 Glen Iris Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

2 2 -

**Price:** \$675,000

**Method:** Private Sale

**Date:** 10/07/2025

**Property Type:** Apartment



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

**Agent Comments**

2 2 1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 28/03/2025

**Property Type:** Apartment



**401/12 High St GLEN IRIS 3146 (VG)**

**Agent Comments**

2 - -

**Price:** \$659,000

**Method:** Sale

**Date:** 14/03/2025

**Property Type:** Strata Unit/Flat

**Account - Shelter Real Estate | P: 03 9889 3990**