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 20 Brandon 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 \$1,800,000 \$1,980,000 &

Median sale price

Median price	\$2,300,000	Pro	perty Type	House		Suburb	Glen Iris
Period - From	16/06/2024	to	15/06/2025		Source	Property	/ Data

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

Ad	dress of comparable property	Price	Date of sale
1	32 Myrniong St GLEN IRIS 3146	\$1,925,000	19/03/2025
2	479 Camberwell Rd CAMBERWELL 3124	\$1,860,000	15/03/2025
3	1 Dunlop St ASHBURTON 3147	\$2,112,500	01/03/2025

OR

B* 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:	16/06/2025 10:34







Rooms: 7

Property Type: House

Land Size: 649 Sqm sqm approx

Agent Comments

Indicative Selling Price \$1,800,000 - \$1,980,000 **Median House Price** 16/06/2024 - 15/06/2025: \$2,300,000

Comparable Properties



32 Myrniong St GLEN IRIS 3146 (REI)

Price: \$1,925,000

Method: Sold Before Auction

Date: 19/03/2025

Property Type: House (Res) Land Size: 706 sqm approx

Agent Comments



479 Camberwell Rd CAMBERWELL 3124 (REI)





Agent Comments

Price: \$1,860,000 Method: Auction Sale Date: 15/03/2025

Property Type: House (Res) Land Size: 715 sqm approx



1 Dunlop St ASHBURTON 3147 (REI/VG)

Price: \$2,112,500 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res) Land Size: 752 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511





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