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<br>Including suburb and postcode | 11/1501-1503 Malvern Road, Glen Iris Vic 3146 |

## Indicative selling price

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

Single price $315,000

## 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 | 9/1501 Malvern Rd GLEN IRIS 3146 | $290,000 | 30/06/2025 |
| 2 | 503/770b Toorak Rd GLEN IRIS 3146 | $305,000 | 23/06/2025 |
| 3 | 4/11 Belmont Av GLEN IRIS 3146 | $310,000 | 15/02/2025 |

**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: 08/08/2025 15:27