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	4/4-6 Karana Place, Glen Iris Vic 3146

Indicative selling price

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

Range between $880,000 & $920,000

Median sale price

Median price $685,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2024 to 31/03/2025 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	2/76 Martin Rd GLEN IRIS 3146	$905,000	21/06/2025
2	4/61 Ashburn Gr ASHBURTON 3147	$800,000	17/05/2025
3	2/31 Ashburn Gr ASHBURTON 3147	$861,500	08/02/2025

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: 03/07/2025 10:40

4/4 Karana Place, Glen Iris Vic 3146



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
$880,000 - $920,000
Median Unit Price
Year ending March 2025: $685,000

Comparable Properties



2/76 Martin Rd GLEN IRIS 3146 (REI)

2 1 1

Price: $905,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Villa

Agent Comments



4/61 Ashburn Gr ASHBURTON 3147 (REI)

2 1 1

Price: $800,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Villa

Agent Comments



2/31 Ashburn Gr ASHBURTON 3147 (REI/VG)

2 1 1

Price: $861,500
Method: Auction Sale
Date: 08/02/2025
Property Type: Unit
Land Size: 167 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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