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	2 Lomond Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,600,000 & $2,800,000

Median sale price

Median price $2,675,000 Property Type House 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	52 Renwick St GLEN IRIS 3146	$2,800,000	21/06/2025
2	7 Allenby Av GLEN IRIS 3146	$2,680,000	24/05/2025
3	80a St Helens Rd HAWTHORN EAST 3123	$2,670,000	12/04/2025

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: 22/09/2025 10:58

2 Lomond Street, Glen Iris Vic 3146



4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
June quarter 2025: $2,675,000

Comparable Properties



52 Renwick St GLEN IRIS 3146 (REI/VG)

4 2 3

Price: $2,800,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments



7 Allenby Av GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,680,000
Method: Private Sale
Date: 24/05/2025
Property Type: House
Land Size: 602 sqm approx

Agent Comments



80a St Helens Rd HAWTHORN EAST 3123 (REI/VG)

4 3 2

Price: $2,670,000
Method: Private Sale
Date: 12/04/2025
Property Type: House
Land Size: 416 sqm approx

Agent Comments

Account - Burne Macmillan | P: 03 9421 1173 | F: 03 9241 1153

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