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	7 Winifred Crescent, Glen Iris Vic 3146

Indicative selling price

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

Single price $4,350,000

Median sale price

Median price $2,620,000 Property Type House Suburb Glen Iris

Period - From 01/07/2025 to 30/09/2025 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	28 The Avenue MALVERN EAST 3145	$4,435,000	25/10/2025
2	47 Erica Av GLEN IRIS 3146	$4,250,000	16/09/2025
3	10 Howard St GLEN IRIS 3146	$4,180,000	13/09/2025

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: 27/10/2025 14:23

7 Winifred Crescent, Glen Iris Vic 3146

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5 3 2

Property Type: House (Res)
Land Size: 696 sqm approx

Indicative Selling Price
$4,350,000
Median House Price
September quarter 2025: $2,620,000

Agent Comments

Sophisticated design meets relaxed, luxurious living in this brand-new residence, where generous proportions and natural light culminate in a landscaped poolside entertainer's haven.

Comparable Properties



28 The Avenue MALVERN EAST 3145 (REI)

4 4 2

Price: $4,435,000
Method: Private Sale
Date: 25/10/2025
Property Type: House
Land Size: 746 sqm approx

Agent Comments



47 Erica Av GLEN IRIS 3146 (REI)

5 4 4

Price: $4,250,000
Method: Private Sale
Date: 16/09/2025
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments



10 Howard St GLEN IRIS 3146 (REI)

4 3 2

Price: $4,180,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 858 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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