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	6/1610 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Single price $1,350,000

Median sale price

Median price $1,350,000 Property Type Townhouse Suburb Glen Iris

Period - From 23/02/2025 to 22/02/2026 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	Price	Date of sale
1	8/2a Kenilworth Gr GLEN IRIS 3146	$1,390,000	22/11/2025
2	1/1693-1699 Malvern Rd GLEN IRIS 3146	$1,360,000	31/10/2025
3			

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: 23/02/2026 12:00

6/1610 Malvern Road, Glen Iris Vic 3146

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3 2 2

Property Type: Townhouse

Agent Comments

Beautifully conceived and impeccably finished, this brand-new residence pairs contemporary design with everyday functionality in one of Glen Iris' most connected and sought-after pockets.

Indicative Selling Price
$1,350,000
Median Townhouse Price
23/02/2025 - 22/02/2026: $1,350,000

Comparable Properties



8/2a Kenilworth Gr GLEN IRIS 3146 (REI/VG)

3 2 3

Price: $1,390,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Apartment

Agent Comments



1/1693-1699 Malvern Rd GLEN IRIS 3146 (REI)

3 3 2

Price: $1,360,000
Method: Private Sale
Date: 31/10/2025
Property Type: Townhouse (Res)

Agent Comments

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.

Account - Shelter Real Estate | P: 03 9889 3990

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