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	8/41 Carroll Crescent, Glen Iris VIC 3146

Indicative selling price

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

Range between $270,000 & $295,000

Median sale price

Median price $703,000 Property Type Unit Suburb Glen Iris

Period - From 05/08/2025 to 03/02/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
15/24-26 Brixton Rise Glen Iris VIC 3146	$291,500	16/10/2025
6/38 Edgar Street Glen Iris VIC 3146	$271,000	15/08/2025
7/37 Osborne Avenue Glen Iris VIC 3146	$280,000	28/08/2025

This Statement of Information was prepared on: 05/02/2026

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.