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<br>Including suburb and postcode | 24/3 Bickleigh Street, Glen Iris Vic 3146 |

## Indicative selling price

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

Range between $700,000 & $750,000

## Median sale price

Median price $717,500 Property Type Unit Suburb Glen Iris

Period - From 01/10/2025 to 31/12/2025 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 | 6/887 Toorak Rd CAMBERWELL 3124 | $700,000 | 19/12/2025 |
| 2 | 1/12 Osborne Av GLEN IRIS 3146 | $800,000 | 15/10/2025 |
| 3 | 1/26 Mcarthur St MALVERN 3144 | $728,000 | 06/09/2025 |

**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: 15/01/2026 13:26

# 24/3 Bickleigh Street, Glen Iris Vic 3146

Todd Braggins
03 9889 3990
0420 618 618
todd@shelterrealestate.com.au



2 1 1

**Property Type:** Apartment

Agent Comments

Graced with the street front position and occupying a footprint of 125sqm approx, this unique home is bestowed with brilliant light from almost every direction as well as a vast private garden that's on title.

**Indicative Selling Price**
$700,000 - $750,000
**Median Unit Price**
December quarter 2025: $717,500

## Comparable Properties

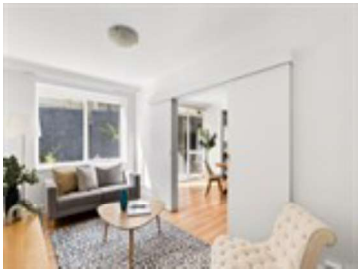



**6/887 Toorak Rd CAMBERWELL 3124 (REI)**

2 1 1

**Price:** $700,000
**Method:** Private Sale
**Date:** 19/12/2025
**Property Type:** Unit

Agent Comments



**1/12 Osborne Av GLEN IRIS 3146 (REI/VG)**

2 1 2

**Price:** $800,000
**Method:** Private Sale
**Date:** 15/10/2025
**Property Type:** Apartment

Agent Comments



**1/26 Mcarthur St MALVERN 3144 (REI/VG)**

2 1 1

**Price:** $728,000
**Method:** Auction Sale
**Date:** 06/09/2025
**Property Type:** Apartment

Agent Comments

**Account** - Shelter Real Estate | P: 03 9889 3990

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