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	3/1550 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $800,000 & $880,000

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	1/77a Carroll Cr GLEN IRIS 3146	$840,000	22/11/2025
2	6/20 Lysterville Av MALVERN 3144	$810,000	08/09/2025
3	4/5 Maitland St GLEN IRIS 3146	$830,000	20/08/2025

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: 21/01/2026 15:06

3/1550 Malvern Road, Glen Iris Vic 3146

Steve Burke
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2 1 1

Rooms: 3
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
December quarter 2025: $717,500

Comparable Properties



1/77a Carroll Cr GLEN IRIS 3146 (REI)

2 2 1

Price: $840,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)

Agent Comments



6/20 Lysterville Av MALVERN 3144 (REI/VG)

2 1 1

Price: $810,000
Method: Private Sale
Date: 08/09/2025
Property Type: Unit

Agent Comments



4/5 Maitland St GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $830,000
Method: Sold Before Auction
Date: 20/08/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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