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	2 Aintree Road, Glen Iris VIC 3146

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,835,000 Property Type House Suburb Glen Iris

Period - From 01/09/2025 to 28/02/2026 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
6 Valley Parade Glen Iris VIC 3146	$1,635,000	06/12/2025
19 Llaneast Street Armadale VIC 3143	$1,675,000	04/10/2025
380 Alma Road Caulfield North VIC 3161	$1,665,000	19/10/2025

This Statement of Information was prepared on: 02/03/2026