Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	1/18 LEOPOLD STREET, GLEN IRIS, VIC 3146

Indicative selling price

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

Single Price:	$950,000

Median sale price

Median price	$745,000	Property type	Unit	Suburb	GLEN IRIS
Period	01 October 2025 to 31 December 2025	Source	pricefinder		

Comparable property sales

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
18/1737 MALVERN RD, GLEN IRIS, VIC 3146	$948,000	05/12/2025
5/1789 MALVERN RD, GLEN IRIS, VIC 3146	$1,000,000	13/10/2025
5/1633 MALVERN RD, GLEN IRIS, VIC 3146	$1,050,000	24/09/2025

This Statement of Information was prepared on: 23/03/2026