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	45/1501-1503 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $295,000 & $320,000

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	1/4 Wills St GLEN IRIS 3146	$320,000	15/11/2025
2	5/4 Wills St GLEN IRIS 3146	$342,000	11/11/2025
3	4/70 Edgar St.N GLEN IRIS 3146	$275,000	01/10/2025

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: 24/03/2026 13:57

45/1501-1503 Malvern Road, Glen Iris Vic 3146

JellisCraig

Ed Rafter
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$295,000 - $320,000
Median Unit Price
December quarter 2025: $717,500

Comparable Properties



1/4 Wills St GLEN IRIS 3146 (REI/VG)

1 1 1

Price: $320,000
Method: Private Sale
Date: 15/11/2025
Property Type: Apartment

Agent Comments



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

1 1 1

Price: $342,000
Method: Sold Before Auction
Date: 11/11/2025
Property Type: Apartment

Agent Comments



4/70 Edgar St.N GLEN IRIS 3146 (REI)

1 1 1

Price: $275,000
Method: Private Sale
Date: 01/10/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511

REIV THE DIFFERENCE

propertydata .com.au

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