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	5/19 Richards Avenue, Glen Iris VIC 3146

Indicative selling price

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

Single price	$859,000

Median sale price

Median price	$720,000	Property Type	Unit	Suburb	Glen Iris
Period - From	20/10/2025	to	19/04/2026	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
2/23 Gardiner Parade Glen Iris VIC 3146	$840,000	10/02/2026
1/58 Iris Road Glen Iris VIC 3146	$855,000	21/03/2026
24/3 Bickleigh Street Glen Iris VIC 3146	$845,000	14/02/2026

This Statement of Information was prepared on: 20/04/2026