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	2/27 Young Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,235,000 Property Type Townhouse Suburb Glen Iris

Period - From 29/06/2025 to 28/06/2026 Source Property Data

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	3/15 Osborne Av GLEN IRIS 3146	$1,205,000	07/06/2026
2	2/21 Creswick St GLEN IRIS 3146	$1,235,000	28/02/2026
3	2/100 Tooronga Rd MALVERN EAST 3145	$1,200,000	12/02/2026

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: 29/06/2026 11:39

2/27 Young Street, Glen Iris Vic 3146



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
29/06/2025 - 28/06/2026: $1,235,000

Comparable Properties



3/15 Osborne Av GLEN IRIS 3146 (REI)

3 2 2

Price: $1,205,000
Method: Private Sale
Date: 07/06/2026
Property Type: Townhouse (Res)

Agent Comments



2/21 Creswick St GLEN IRIS 3146 (REI/VG)

3 2 1

Price: $1,235,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Villa

Agent Comments



2/100 Tooronga Rd MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 12/02/2026
Property Type: Townhouse (Single)

Agent Comments

Account - Fletchers | P: 9836 2222 | F: 9836 9822

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