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	1/1610 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,550,000 & $1,700,000

Median sale price

Median price $1,330,000 Property Type Townhouse Suburb Glen Iris

Period - From 02/10/2024 to 01/10/2025 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	14/56 Osborne Av GLEN IRIS 3146	$1,500,000	23/08/2025
2	22 Cusdin St GLEN IRIS 3146	$1,727,500	17/08/2025
3	4/2 Scott Gr GLEN IRIS 3146	$1,850,000	08/08/2025

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: 02/10/2025 16:54

1/1610 Malvern Road, Glen Iris Vic 3146

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3 2 2

Property Type: Townhouse

Agent Comments

Beautifully conceived and impeccably finished, this brand new residence brings contemporary design and everyday ease together in one of Glen Iris' most convenient pockets.

Indicative Selling Price
$1,550,000 - $1,700,000
Median Townhouse Price
02/10/2024 - 01/10/2025: $1,330,000

Comparable Properties



14/56 Osborne Av GLEN IRIS 3146 (REI)

3 2 2

Price: $1,500,000
Method: Sold Before Auction
Date: 23/08/2025
Property Type: Apartment

Agent Comments



22 Cusdin St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,727,500
Method: Sold Before Auction
Date: 17/08/2025
Property Type: House (Res)

Agent Comments



4/2 Scott Gr GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,850,000
Method: Private Sale
Date: 08/08/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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