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	8/46 EDGAR STREET GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$530,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	Unit	Suburb	Glen Iris
Period-from	01 Jun 2025	to	31 May 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 6 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
7/24 EDGAR STREET GLEN IRIS VIC 3146	$595,000	14-Jun-26
10/62 EDGAR STREET NORTH GLEN IRIS VIC 3146	$562,000	19-Feb-26

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 6 months.

This Statement of Information was prepared on: 29 June 2026

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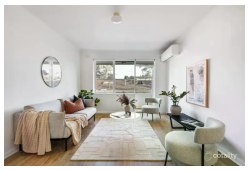

7/24 EDGAR STREET GLEN IRIS VIC 3146

2 1 1

Sold Price RS **$595,000** UN Sold Date **14-Jun-26**

Distance **0.34km**



10/62 EDGAR STREET NORTH GLEN IRIS VIC 3146

2 1 1

Sold Price **$562,000** Sold Date **19-Feb-26**

Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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