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	3/1417 HIGH 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	$570,000	&	$620,000

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.

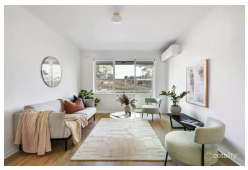
Address of comparable property	Price	Date of sale
7/24 EDGAR STREET GLEN IRIS VIC 3146	$595,000	14-Jun-26
11/20 VALENTINE GROVE ARMADALE VIC 3143	$604,000	01-May-26
3/28-30 MCARTHUR STREET MALVERN VIC 3144	$555,000	04-Jun-26

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: 24 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 **0.27km**



11/20 VALENTINE GROVE ARMADALE VIC 3143

2 1 1

Sold Price **$604,000** Sold Date **01-May-26**

Distance **1.9km**



3/28-30 MCARTHUR STREET MALVERN VIC 3144

2 1 1

Sold Price RS **$555,000** UN Sold Date **04-Jun-26**

Distance **0.59km**

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

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