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	1/12 Essex Street, Glen Iris VIC 3146

Indicative selling price

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

Range between $750,000 & $795,000

Median sale price

Median price $690,000 Property Type Unit Suburb Glen Iris

Period - From 17/01/2026 to 16/07/2026 Source pdol

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
2/5 Maitland St, Glen Iris Vic	$780,000	06/05/2026
5/19 Richards Av, Glen Iris Vic	$835,000	05/05/2026
1/29 Osborne Av, Glen Iris Vic	$760,000	27/04/2026

This Statement of Information was prepared on: 17/07/2026