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	2/64 Edgar Street North, Glen Iris Vic 3146

Indicative selling price

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

Single price $770,000

Median sale price

Median price $760,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2026 to 30/06/2026 Source REIV

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	2/41 Aintree Rd GLEN IRIS 3146	$772,500	15/08/2026
2	1/29 Osborne Av GLEN IRIS 3146	$760,000	27/04/2026
3	2/64 Cawkwell St MALVERN 3144	$778,000	28/03/2026

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: 14/09/2026 10:17

2/64 Edgar Street North, Glen Iris Vic 3146

JellisCraig

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$770,000
Median Unit Price
June quarter 2026: $760,000

Comparable Properties



2/41 Aintree Rd GLEN IRIS 3146 (REI)

2 1 1

Price: $772,500
Method: Auction Sale
Date: 15/08/2026
Property Type: Apartment

Agent Comments



1/29 Osborne Av GLEN IRIS 3146 (REI)

2 1 1

Price: $760,000
Method: Private Sale
Date: 27/04/2026
Property Type: Unit

Agent Comments



2/64 Cawkwell St MALVERN 3144 (REI)

2 1 1

Price: $778,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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