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	2/202 GLEN IRIS ROAD 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	$500,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	Unit	Suburb	Glen Iris
Period-from	01 Jul 2025	to	30 Jun 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.~~

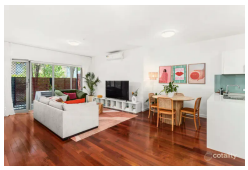
Address of comparable property	Price	Date of sale
4/202 GLEN IRIS ROAD GLEN IRIS VIC 3146	$500,000	27-Feb-26
12/202 GLEN IRIS ROAD GLEN IRIS VIC 3146	$505,000	28-Mar-26

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: 14 July 2026

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4/202 GLEN IRIS ROAD GLEN IRIS VIC 3146

2 2 1

Sold Price **$500,000** Sold Date **27-Feb-26**

Distance **0km**



12/202 GLEN IRIS ROAD GLEN IRIS VIC 3146

2 2 2

Sold Price **$505,000** Sold Date **28-Mar-26**

Distance **0km**

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

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