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	11 Hill Crest Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,600,000 & $2,800,000

Median sale price

Median price $2,437,500 Property Type House Suburb Glen Iris

Period - From 01/04/2023 to 30/06/2023 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	3 Madeline St GLEN IRIS 3146	$2,710,000	10/05/2023
2	78 Summerhill Rd GLEN IRIS 3146	$2,630,000	28/06/2023
3	63 Florizel St GLEN IRIS 3146	$2,625,000	15/06/2023

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: 25/08/2023 11:04

11 Hill Crest Road, Glen Iris Vic 3146

RT Edgar



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 819 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
June quarter 2023: $2,437,500

Comparable Properties



3 Madeline St GLEN IRIS 3146 (REI/VG)

4 2 4

Price: $2,710,000
Method: Sold Before Auction
Date: 10/05/2023
Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments



78 Summerhill Rd GLEN IRIS 3146 (REI)

5 2 6

Price: $2,630,000
Method: Sold Before Auction
Date: 28/06/2023
Property Type: House (Res)
Land Size: 784 sqm approx

Agent Comments



63 Florizel St GLEN IRIS 3146 (REI/VG)

5 2 6

Price: $2,625,000
Method: Private Sale
Date: 15/06/2023
Property Type: House
Land Size: 649 sqm approx

Agent Comments

Account - RT Edgar | P: 03 9826 1000

REIV THE DIFFERENCE | propertydata.com.au

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