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	44 Staughton 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 & $2,860,000

Median sale price

Median price $2,425,000 Property Type House Suburb Glen Iris

Period - From 01/07/2023 to 30/06/2024 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	5 Lurnea Rd GLEN IRIS 3146	$2,695,000	03/08/2024
2	23 Johnston St ASHBURTON 3147	$2,851,000	03/08/2024
3	27 Courang Rd GLEN IRIS 3146	$2,632,000	27/07/2024

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: 07/08/2024 16:42

44 Staughton Road, Glen Iris Vic 3146



5 3 2

Property Type: House
Land Size: 748 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,860,000
Median House Price
Year ending June 2024: $2,425,000

Comparable Properties



5 Lurnea Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,695,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



23 Johnston St ASHBURTON 3147 (REI)

4 3 2

Price: $2,851,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 703 sqm approx

Agent Comments

27 Courang Rd GLEN IRIS 3146 (REI)

4 2 -

Price: $2,632,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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