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	11/6 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $295,000 & $320,000

Median sale price

Median price $620,000 Property Type Unit Suburb Glen Iris

Period - From 06/08/2023 to 05/08/2024 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	9/11 Belmont Av GLEN IRIS 3146	$295,000	22/07/2024
2	10/35 Carroll Cr GLEN IRIS 3146	$315,000	03/07/2024
3	15/41 Carroll Cr GLEN IRIS 3146	$320,000	09/04/2024

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: 06/08/2024 13:35

11/6 Edgar Street, Glen Iris Vic 3146



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$295,000 - $320,000
Median Unit Price
06/08/2023 - 05/08/2024: $620,000

Comparable Properties



9/11 Belmont Av GLEN IRIS 3146 (REI)

1 1 1

Price: $295,000
Method: Private Sale
Date: 22/07/2024
Property Type: Unit

Agent Comments



10/35 Carroll Cr GLEN IRIS 3146 (REI)

1 1 1

Price: $315,000
Method: Private Sale
Date: 03/07/2024
Property Type: Apartment

Agent Comments



15/41 Carroll Cr GLEN IRIS 3146 (REI/VG)

1 1 1

Price: $320,000
Method: Private Sale
Date: 09/04/2024
Property Type: Unit

Agent Comments

Account - BigginScott | P: 03 9426 4000

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