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	4/1441 High Street, Glen Iris Vic 3146

Indicative selling price

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

Single price $1,400,000

Median sale price

Median price $1,312,500 Property Type Townhouse Suburb Glen Iris

Period - From 21/10/2023 to 20/10/2024 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	1/2 Victor Rd GLEN IRIS 3146	$1,388,000	10/08/2024
2	4/1476 Malvern Rd GLEN IRIS 3146	$1,365,000	18/05/2024
3	4/1476-1478 Malvern Rd GLEN IRIS 3146	$1,365,000	18/05/2024

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: 21/10/2024 10:21

4/1441 High Street, Glen Iris Vic 3146

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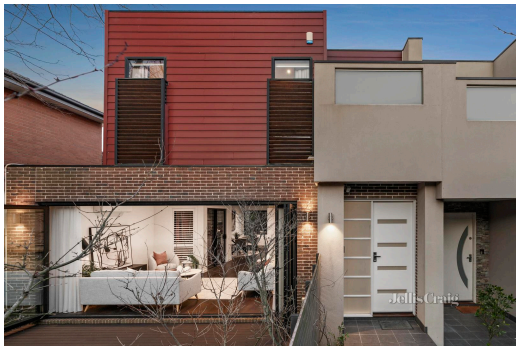

3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,400,000
Median Townhouse Price
21/10/2023 - 20/10/2024: $1,312,500

Comparable Properties



1/2 Victor Rd GLEN IRIS 3146 (REI)

3 2 -

Price: $1,388,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)

Agent Comments

4/1476 Malvern Rd GLEN IRIS 3146 (VG)

3 - -

Price: $1,365,000
Method: Sale
Date: 18/05/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



4/1476-1478 Malvern Rd GLEN IRIS 3146 (REI)

3 1 2

Price: $1,365,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Townhouse (Res)
Land Size: 247 sqm approx

Agent Comments

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