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	4/146 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Single price: $980,000

Median sale price

Median price: $711,000 Property Type: Unit 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	1/25 Hazel St CAMBERWELL 3124	$953,000	27/03/2024
2	1/31 Yeovil Rd GLEN IRIS 3146	$975,000	16/01/2024
3	2/11 Iris Rd GLEN IRIS 3146	$970,000	24/06/2023

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: 10/09/2024 11:59

4/146 Glen Iris Road, Glen Iris Vic 3146

Steve Burke
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2 1 2

Rooms: 2
Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$980,000
Median Unit Price
Year ending June 2024: $711,000

Comparable Properties



1/25 Hazel St CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $953,000
Method: Sold Before Auction
Date: 27/03/2024
Property Type: Unit

Agent Comments



1/31 Yeovil Rd GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $975,000
Method: Private Sale
Date: 16/01/2024
Property Type: Villa

Agent Comments



2/11 Iris Rd GLEN IRIS 3146 (REI/VG)

2 1 2

Price: $970,000
Method: Auction Sale
Date: 24/06/2023
Property Type: Villa

Agent Comments

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