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	42 Great Valley Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $3,100,000 & $3,400,000

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	44 Staughton Rd GLEN IRIS 3146	$2,925,000	17/08/2024
2	22 Erica Av GLEN IRIS 3146	$3,200,000	15/08/2024
3	25a Great Valley Rd GLEN IRIS 3146	$3,150,000	01/07/2024

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: 29/08/2024 10:51

42 Great Valley Road, Glen Iris Vic 3146

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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$3,100,000 - $3,400,000
Median House Price
Year ending June 2024: $2,425,000

Comparable Properties



44 Staughton Rd GLEN IRIS 3146 (REI)

5 3 2

Price: $2,925,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 748 sqm approx

Agent Comments



22 Erica Av GLEN IRIS 3146 (REI)

5 3 2

Price: $3,200,000
Method: Sold Before Auction
Date: 15/08/2024
Property Type: House (Res)
Land Size: 411 sqm approx

Agent Comments



25a Great Valley Rd GLEN IRIS 3146 (REI/VG)

4 3 2

Price: $3,150,000
Method: Private Sale
Date: 01/07/2024
Property Type: House
Land Size: 453 sqm approx

Agent Comments

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