

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

4/25 Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$820,000

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	3/16 Belmont Av GLEN IRIS 3146	\$770,000	06/09/2024
2	5/3-5 Valency Rd GLEN IRIS 3146	\$842,000	29/07/2024
3	10/4 Hillside Pde GLEN IRIS 3146	\$777,000	26/07/2024

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:

21/09/2024 18:18



2 1 2

Rooms: 1

Property Type: Unit

Agent Comments

Comparable Properties



3/16 Belmont Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$770,000

Method: Sold Before Auction

Date: 06/09/2024

Property Type: Unit



5/3-5 Valency Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$842,000

Method: Private Sale

Date: 29/07/2024

Property Type: Apartment



10/4 Hillside Pde GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$777,000

Method: Sold Before Auction

Date: 26/07/2024

Property Type: Unit