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	65 Martin Road, Glen Iris Vic 3146

Indicative selling price

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

Single price $2,500,000

Median sale price

Median price $2,450,000 Property Type House Suburb Glen Iris

Period - From 01/04/2023 to 31/03/2024 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	67 Valley Pde GLEN IRIS 3146	$2,560,000	19/12/2023
2	8 Faircroft Av GLEN IRIS 3146	$2,482,000	23/03/2024
3	100 Great Valley Rd GLEN IRIS 3146	$2,460,000	02/03/2024

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: 11/06/2024 10:36

65 Martin Road, Glen Iris Vic 3146

shelter. Real Estate
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4 2 4

Rooms: 8
Property Type: House
Land Size: 795 sqm approx

Indicative Selling Price
$2,500,000
Median House Price
Year ending March 2024: $2,450,000

Agent Comments

Proudly positioned on an elevated allotment amid established gardens, this fine example of authentic 1920s architecture celebrates classic Californian Bungalow charm with timber fretwork, decorative ceilings, timber floors, lead-lighting and an ornamental fireplace.

Comparable Properties



67 Valley Pde GLEN IRIS 3146 (REI)

4 2 4

Price: $2,560,000
Method: Private Sale
Date: 19/12/2023
Property Type: House
Land Size: 931 sqm approx

Agent Comments



8 Faircroft Av GLEN IRIS 3146 (REI)

4 2 3

Price: $2,482,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)

Agent Comments



100 Great Valley Rd GLEN IRIS 3146 (REI)

4 3 2

Price: $2,460,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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