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	45 Dent Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,420,000 Property Type House Suburb Glen Iris

Period - From 01/04/2024 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	82 Albion Rd ASHBURTON 3147	$2,285,000	18/05/2024
2	12 Allison Av GLEN IRIS 3146	$2,370,000	16/05/2024
3	25 Beatty Cr ASHBURTON 3147	$2,172,000	20/04/2024

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: 26/07/2024 09:13

45 Dent Street, Glen Iris Vic 3146

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4 2 4

Property Type: House
Land Size: 650 sqm approx

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
June quarter 2024: $2,420,000

Agent Comments

Nestled in tree-lined Glen Iris, enjoying one of the area's most convenient locations just moments from Gardiners Creek cycling and walking trails, Ashburton Village plus proximity to trains and easy M1 access; this classic clinker brick family home is a real surprise package.

Comparable Properties



82 Albion Rd ASHBURTON 3147 (REI)

4 2 2

Price: $2,285,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House
Land Size: 639 sqm approx

Agent Comments



12 Allison Av GLEN IRIS 3146 (REI)

3 2 3

Price: $2,370,000
Method: Sold Before Auction
Date: 16/05/2024
Property Type: House (Res)

Agent Comments

25 Beatty Cr ASHBURTON 3147 (REI/VG)

4 2 3

Price: $2,172,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments

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