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	2a Peace Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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	3/37 Edgar St GLEN IRIS 3146	$1,310,000	13/07/2024
2	2/73 Ashburn Gr ASHBURTON 3147	$1,250,000	25/05/2024
3	2d Osborne Av GLEN IRIS 3146	$1,310,000	15/04/2024

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: 16/09/2024 14:20

2a Peace Street, Glen Iris Vic 3146

shelter. Real Estate
Todd Braggins
03 9889 3990
0420 618 618
todd@shelterrealestate.com.au



3 2 2

Property Type: House

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2024: $2,420,000

Agent Comments

Nestled in the heart of Glen Iris, this charming single-level, brick home offers a perfect blend of solid craftsmanship and contemporary comfort.

Comparable Properties



3/37 Edgar St GLEN IRIS 3146 (REI)

3 1 2

Price: $1,310,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Unit

Agent Comments



2/73 Ashburn Gr ASHBURTON 3147 (REI/VG)

3 2 2

Price: $1,250,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Villa
Land Size: 223 sqm approx

Agent Comments



2d Osborne Av GLEN IRIS 3146 (REI/VG)

3 2 1

Price: $1,310,000
Method: Private Sale
Date: 15/04/2024
Property Type: House
Land Size: 178 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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