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	7a Denman Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,322,500 Property Type Townhouse Suburb Glen Iris

Period - From 26/07/2023 to 25/07/2024 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	15a Van Ness Av GLEN IRIS 3146	$1,741,000	06/07/2024
2	21a Lithgow St GLEN IRIS 3146	$1,680,000	18/05/2024
3	153 Summerhill Rd GLEN IRIS 3146	$1,580,000	11/05/2024

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 10:15

7a Denman Avenue, Glen Iris Vic 3146

shelter. Real Estate
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3 2 2

Property Type: Townhouse (Res)

Indicative Selling Price
$1,550,000 - $1,650,000
Median Townhouse Price
26/07/2023 - 25/07/2024: $1,322,500

Agent Comments

Grand in scale and accentuated by northern light, flexible living zones and leafy surrounds, this impressive residence thoughtfully designed across two levels offers a versatile floorplan to suit the whole family.

Comparable Properties



15a Van Ness Av GLEN IRIS 3146 (REI)

3 2 2

Price: $1,741,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 374 sqm approx

Agent Comments



21a Lithgow St GLEN IRIS 3146 (REI)

3 2 3

Price: $1,680,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)

Agent Comments



153 Summerhill Rd GLEN IRIS 3146 (REI)

3 2 4

Price: $1,580,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Townhouse (Res)
Land Size: 454 sqm approx

Agent Comments

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