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	8 Beatrice Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,200,000 & $2,400,000

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 Ruyton St CAMBERWELL 3124	$2,300,000	18/07/2024
2	2 Yuile St ASHBURTON 3147	$2,521,000	15/06/2024
3	7 Eleanor St ASHBURTON 3147	$2,391,000	01/06/2024

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: 29/07/2024 17:19

8 Beatrice Street, Glen Iris Vic 3146

Cameron Edgoose
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4 3 3

Property Type: House (Res)
Land Size: 680 sqm approx

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
June quarter 2024: $2,420,000

Agent Comments

Beautifully blending its Art Deco elegance with generously renovated modern spaces, this four-bedroom three-bathroom home conveys irresistible family appeal in an equally enticing position just a short stroll from popular Hartwell Primary, Toorak Road trams, and trains to leading private schools.

Comparable Properties



3 Ruyton St CAMBERWELL 3124 (REI)

4 2 3

Price: $2,300,000
Method: Private Sale
Date: 18/07/2024
Property Type: House
Land Size: 706 sqm approx

Agent Comments



2 Yuile St ASHBURTON 3147 (REI)

4 3 2

Price: $2,521,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 698 sqm approx

Agent Comments



7 Eleanor St ASHBURTON 3147 (REI)

4 2 2

Price: $2,391,000
Method: Private Sale
Date: 01/06/2024
Property Type: House

Agent Comments

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