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	1/29 Martin Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,650,000 & $1,800,000

Median sale price

Median price $1,340,000 Property Type Townhouse Suburb Glen Iris

Period - From 03/09/2023 to 02/09/2024 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	7a Denman Av GLEN IRIS 3146	$1,900,000	24/08/2024
2	2c Staughton Rd CAMBERWELL 3124	$1,700,000	20/07/2024
3	53 Rosedale Rd GLEN IRIS 3146	$1,836,000	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: 03/09/2024 12:51

1/29 Martin Road, Glen Iris Vic 3146

shelter. Real Estate
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4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,650,000 - $1,800,000
Median Townhouse Price
03/09/2023 - 02/09/2024: $1,340,000

Agent Comments

This stunning two-story brick residence, one of just two on the block, offers impressive family proportions and occupies a prime front-facing position with expansive suburban views.

Comparable Properties



7a Denman Av GLEN IRIS 3146 (REI)

3 2 2

Price: $1,900,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)

Agent Comments



2c Staughton Rd CAMBERWELL 3124 (REI)

4 2 -

Price: $1,700,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)

Agent Comments



53 Rosedale Rd GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,836,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 315 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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