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	25 Charles Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,500,000 & $2,700,000

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	8 Beatrice St GLEN IRIS 3146	$2,560,000	28/08/2024
2	23 Johnston St ASHBURTON 3147	$2,851,000	03/08/2024
3	1 Eddy St CAMBERWELL 3124	$2,600,000	04/05/2024

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: 20/09/2024 14:38

25 Charles Street, Glen Iris Vic 3146



4 2 2

Property Type: House (Res)
Land Size: 672 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,700,000
Median House Price
June quarter 2024: $2,420,000

Comparable Properties



8 Beatrice St GLEN IRIS 3146 (REI)

4 3 2

Price: $2,560,000
Method: Sold Before Auction
Date: 28/08/2024
Property Type: House (Res)

Agent Comments



23 Johnston St ASHBURTON 3147 (REI)

4 3 2

Price: $2,851,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 703 sqm approx

Agent Comments



1 Eddy St CAMBERWELL 3124 (REI/VG)

5 3 3

Price: $2,600,000
Method: Sold Before Auction
Date: 04/05/2024
Property Type: House (Res)
Land Size: 565 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511

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