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	107/1557 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $595,000 & $650,000

Median sale price

Median price $710,000 Property Type Unit 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	709/5 Glenarm Rd GLEN IRIS 3146	$620,000	15/08/2024
2	102/891 Toorak Rd CAMBERWELL 3124	$635,000	09/07/2024
3	103/1571 Malvern Rd GLEN IRIS 3146	$685,000	24/06/2024

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: 04/09/2024 11:52

107/1557 Malvern Road, Glen Iris Vic 3146

shelter. Real Estate
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2 2 1

Property Type: Apartment

Agent Comments

A statement in contemporary style located on the first floor of the exclusive Grace development, this refined residence delivers the ultimate low maintenance escape.

Indicative Selling Price
$595,000 - $650,000
Median Unit Price
June quarter 2024: $710,000

Comparable Properties



709/5 Glenarm Rd GLEN IRIS 3146 (REI)

2 2 1

Price: $620,000
Method: Private Sale
Date: 15/08/2024
Property Type: Apartment

Agent Comments



102/891 Toorak Rd CAMBERWELL 3124 (REI/VG)

2 2 1

Price: $635,000
Method: Private Sale
Date: 09/07/2024
Property Type: Apartment

Agent Comments



103/1571 Malvern Rd GLEN IRIS 3146 (REI)

2 2 2

Price: $685,000
Method: Private Sale
Date: 24/06/2024
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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