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	2/51-53 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,310,000 Property Type Townhouse Suburb Glen Iris

Period - From 18/11/2023 to 17/11/2024 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	1/2 Victor Rd GLEN IRIS 3146	$1,388,000	10/08/2024
2	2/19 Alfred Rd GLEN IRIS 3146	$1,345,000	22/06/2024
3	2/211 Highfield Rd CAMBERWELL 3124	$1,420,000	25/05/2024

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: 18/11/2024 16:14

2/51-53 Glen Iris Road, Glen Iris Vic 3146



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median Townhouse Price
18/11/2023 - 17/11/2024: $1,310,000

Comparable Properties



1/2 Victor Rd GLEN IRIS 3146 (REI)

3 2 -

Price: $1,388,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)

Agent Comments



2/19 Alfred Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $1,345,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Townhouse (Res)

Agent Comments



2/211 Highfield Rd CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $1,420,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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