

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

84 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$1,750,000

&

\$1,900,000

Median sale price

Median price

\$2,370,000

Property Type

House

Suburb

Glen Iris

Period - From

01/10/2023

to

30/09/2024

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	11 Great Valley Rd GLEN IRIS 3146	\$1,750,000	25/09/2024
2	12 Aitchison Av ASHBURTON 3147	\$2,000,000	16/09/2024
3	2 Hugh St HAWTHORN EAST 3123	\$1,730,000	07/09/2024

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:

23/10/2024 11:53



4 2 2

Rooms: 7
Property Type: House
Land Size: 683 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
Year ending September 2024: \$2,370,000

Comparable Properties



11 Great Valley Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,750,000
Method: Private Sale
Date: 25/09/2024
Property Type: House



12 Aitchison Av ASHBURTON 3147 (REI)

Agent Comments

4 2 2

Price: \$2,000,000
Method: Private Sale
Date: 16/09/2024
Property Type: House (Res)
Land Size: 781 sqm approx



2 Hugh St HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 2

Price: \$1,730,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House