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	5/19 Trent Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $860,000 & $945,000

Median sale price

Median price $1,315,000 Property Type Townhouse Suburb Glen Iris

Period - From 13/11/2023 to 12/11/2024 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	8/1311 Toorak Rd CAMBERWELL 3124	$896,000	26/09/2024
2	14 Tea Tree La BURWOOD 3125	$865,000	21/09/2024
3	1/14 Highbury Rd BURWOOD 3125	$985,000	18/05/2024

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: 13/11/2024 16:20

5/19 Trent Street, Glen Iris Vic 3146



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$860,000 - $945,000
Median Townhouse Price
13/11/2023 - 12/11/2024: $1,315,000

Comparable Properties



8/1311 Toorak Rd CAMBERWELL 3124 (REI)

3 2 2

Price: $896,000
Method: Private Sale
Date: 26/09/2024
Property Type: Townhouse (Res)

Agent Comments



14 Tea Tree La BURWOOD 3125 (REI)

4 2 2

Price: $865,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Townhouse (Single)

Agent Comments



1/14 Highbury Rd BURWOOD 3125 (REI/VG)

3 2 1

Price: $985,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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