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	52 Summerhill Road, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,800,000	&	\$1,980,000
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Median sale price

Median price	\$2,370,000	Pro	perty 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	4 Melton Av CAMBERWELL 3124	\$1,880,000	29/10/2024
2	18 Poulter St ASHBURTON 3147	\$1,860,000	16/10/2024
3	6 Penrhyn Av GLEN IRIS 3146	\$2,010,000	15/10/2024

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 09:04













Property Type: House (Previously

Occupied - Detached) Land Size: 709 sqm approx

Agent Comments

Indicative Selling Price \$1,800,000 - \$1,980,000 **Median House Price**

Year ending September 2024: \$2,370,000

Comparable Properties



4 Melton Av CAMBERWELL 3124 (REI)





Price: \$1,880,000 Method: Private Sale Date: 29/10/2024 Property Type: House

Land Size: 602 sqm approx

Agent Comments



18 Poulter St ASHBURTON 3147 (REI)







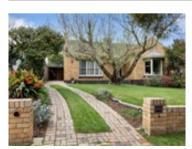
Price: \$1,860,000

Method: Sold Before Auction

Date: 16/10/2024

Property Type: House (Res) Land Size: 676 sqm approx

Agent Comments



6 Penrhyn Av GLEN IRIS 3146 (REI)





Price: \$2,010,000 Method: Sold Before Auction

Date: 15/10/2024

Property Type: House (Res) Land Size: 860 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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