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	52-54 Great Valley Road, Glen Iris Vic 3146

Indicative selling price

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

Single price $3,500,000

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	26 Gardiner Pde GLEN IRIS 3146	$3,450,000	08/12/2024
2	37 Bourne Rd GLEN IRIS 3146	$3,415,000	09/11/2024
3	116 High St GLEN IRIS 3146	$3,695,000	11/07/2024

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: 13/12/2024 10:01

52-54 Great Valley Road, Glen Iris Vic 3146



5 4 3

Rooms: 8
Property Type: House (Res)
Land Size: 745 sqm approx

Agent Comments

Indicative Selling Price
$3,500,000
Median House Price
Year ending September 2024: $2,370,000

Comparable Properties



26 Gardiner Pde GLEN IRIS 3146 (REI)

4 3 4

Price: $3,450,000
Method: Private Sale
Date: 08/12/2024
Property Type: House
Land Size: 787 sqm approx

Agent Comments



37 Bourne Rd GLEN IRIS 3146 (REI)

4 3 2

Price: $3,415,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 860 sqm approx

Agent Comments



116 High St GLEN IRIS 3146 (REI/VG)

5 5 2

Price: $3,695,000
Method: Private Sale
Date: 11/07/2024
Property Type: House
Land Size: 797 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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