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	60 Liston Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $2,425,000 Property Type House Suburb Glen Iris

Period - From 01/07/2023 to 30/06/2024 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	5 Lurnea Rd GLEN IRIS 3146	$2,695,000	03/08/2024
2	2 Yuile St ASHBURTON 3147	$2,521,000	15/06/2024
3			

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: 06/09/2024 12:16

60 Liston Street, Glen Iris Vic 3146

shelter.
Real Estate
Mike Millington
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4 2 3

Property Type: House (Res)
Land Size: 620 sqm approx

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending June 2024: $2,425,000

Agent Comments

Relishing a premier north/west corner position affording natural light and privacy, two levels of exceptional architecture, grand-scale living and luxury deliver an unparalleled family lifestyle.

Comparable Properties



5 Lurnea Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,695,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



2 Yuile St ASHBURTON 3147 (REI)

4 3 2

Price: $2,521,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 698 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE
propertydata.com.au

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