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	85 Liston Street, Glen Iris Vic 3146

Indicative selling price

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

Single price: $1,480,000

Median sale price

Median price: $1,320,000 Property Type: Townhouse Suburb: Glen Iris

Period - From: 16/12/2023 to: 15/12/2024 Source: Property Data

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	1/19 Alfred Rd GLEN IRIS 3146	$1,419,000	30/11/2024
2	13 Victory Blvd ASHBURTON 3147	$1,455,000	26/07/2024
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: 16/12/2024 12:48

85 Liston Street, Glen Iris Vic 3146

shelter. Real Estate
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3 2 2

Property Type: Townhouse

Indicative Selling Price
$1,480,000
Median Townhouse Price
16/12/2023 - 15/12/2024: $1,320,000

Agent Comments

Built in 2007, this immaculate clinker brick townhouse is nestled in a quiet, tree-lined street. It features light-filled living areas with warm Tasmanian Oak flooring and large, luxurious bedrooms.

Comparable Properties



1/19 Alfred Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $1,419,000
Method:
Date: 30/11/2024
Property Type: Townhouse (Single)

Agent Comments



13 Victory Blvd ASHBURTON 3147 (REI/VG)

3 2 2

Price: $1,455,000
Method: Private Sale
Date: 26/07/2024
Property Type: House
Land Size: 313 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.

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