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	111/1557 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $705,000 Property Type Unit 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	507/1567 High St GLEN IRIS 3146	$708,000	02/10/2024
2	408/1567 High St GLEN IRIS 3146	$710,000	27/09/2024
3	3/887 Toorak Rd CAMBERWELL 3124	$690,000	13/07/2024

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: 07/01/2025 10:47

111/1557 Malvern Road, Glen Iris Vic 3146

Jay Price
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2 2 1

Rooms: 1
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
Year ending September 2024: $705,000

Comparable Properties



507/1567 High St GLEN IRIS 3146 (VG)

2 - -

Price: $708,000
Method: Sale
Date: 02/10/2024
Property Type: Strata Unit/Flat

Agent Comments



408/1567 High St GLEN IRIS 3146 (VG)

2 - -

Price: $710,000
Method: Sale
Date: 27/09/2024
Property Type: Strata Unit/Flat

Agent Comments



3/887 Toorak Rd CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $690,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Unit

Agent Comments

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