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	1 Faircroft Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $2,240,000 Property Type House Suburb Glen Iris

Period - From 01/07/2024 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	29 Havelock Rd HAWTHORN EAST 3123	$1,160,000	25/11/2024
2	1/121 Glen Iris Rd GLEN IRIS 3146	$1,121,500	02/11/2024
3	287a Tooronga Rd GLEN IRIS 3146	$1,200,000	16/09/2024

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: 14/01/2025 12:09

1 Faircroft Avenue, Glen Iris Vic 3146

shelter. Real Estate
Zali Reynolds
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2 1 1

Property Type: House (Res)
Land Size: 275 sqm approx

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
September quarter 2024: $2,240,000

Agent Comments

Experience the perfect blend of timeless Art Deco charm and modern comfort in this beautifully maintained semi-detached gem. From the moment you step inside, you'll be captivated by its character and elegance.

Comparable Properties



29 Havelock Rd HAWTHORN EAST 3123 (REI)

3 1 1

Price: $1,160,000
Method: Private Sale
Date: 25/11/2024
Property Type: Unit

Agent Comments



1/121 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $1,121,500
Method: Auction Sale
Date: 02/11/2024
Property Type: Townhouse (Res)
Land Size: 254 sqm approx

Agent Comments



287a Tooronga Rd GLEN IRIS 3146 (REI/VG)

2 2 2

Price: $1,200,000
Method: Private Sale
Date: 16/09/2024
Property Type: House (Res)
Land Size: 202 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE
propertydata.com.au

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