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	30a Peate Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,500,000 & $1,600,000

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	15a Van Ness Av GLEN IRIS 3146	$1,741,000	06/07/2024
2	21a Lithgow St GLEN IRIS 3146	$1,680,000	18/05/2024
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: 15/10/2024 16:31

30a Peate Avenue, Glen Iris Vic 3146

shelter. Real Estate
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3 1 2

Rooms: 5
Property Type: House

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
September quarter 2024: $2,240,000

Agent Comments

In a prized position with extended design and an elevated outlook, this charming semi-detached Art Deco home presents a comfortable and versatile layout, with scope for further extension (STCA), all in a convenient family pocket.

Comparable Properties



15a Van Ness Av GLEN IRIS 3146 (REI)

3 2 2

Price: $1,741,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 374 sqm approx

Agent Comments



21a Lithgow St GLEN IRIS 3146 (REI)

3 2 3

Price: $1,680,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)

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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