Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	10/38 Edgar Street, Glen Iris 3146

Indicative selling price

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

Single price	$319,000

Median sale price

Median price	$640,000	Property type	Apartment	Suburb	Glen Iris
Period - From	01/01/2025	to	31/03/2025	Source	R.E.I.V

Comparable property sales

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: 19/06/2025