

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

310/35-43 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$706,750 Property Type Unit Suburb Glen Iris

Period - From 20/01/2024 to 19/01/2025 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	8/6 Osborne Av GLEN IRIS 3146	\$378,000	23/10/2024
2	503/1615 Malvern Rd GLEN IRIS 3146	\$362,500	11/09/2024
3	4/46 Edgar St GLEN IRIS 3146	\$362,500	26/10/2024

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: 20/01/2025 16:28



Property Type: Apartment

Agent Comments

Comparable Properties



8/6 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments



Price: \$378,000

Method: Sold Before Auction

Date: 23/10/2024

Property Type: Apartment



503/1615 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$362,500

Method: Private Sale

Date: 11/09/2024

Property Type: Apartment



4/46 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$362,500

Method: Private Sale

Date: 26/10/2024

Property Type: Unit