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	78 High Street, Glen Iris Vic 3146

Indicative selling price

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

Single price $2,095,000

Median sale price

Median price $2,350,000 Property Type House Suburb Glen Iris

Period - From 15/02/2024 to 14/02/2025 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	107 High St GLEN IRIS 3146	$1,960,000	04/12/2024
2	132 Glen Iris Rd GLEN IRIS 3146	$2,175,000	21/09/2024
3	307 High St ASHBURTON 3147	$2,046,500	24/08/2024

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: 15/02/2025 12:43

78 High Street, Glen Iris Vic 3146



4 2 2

Property Type: House
Land Size: 738 sqm approx

Agent Comments

Indicative Selling Price
$2,095,000
Median House Price
15/02/2024 - 14/02/2025: $2,350,000

Comparable Properties



107 High St GLEN IRIS 3146 (REI/VG)

5 2 2

Price: $1,960,000
Method: Sold Before Auction
Date: 04/12/2024
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



132 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

4 3 3

Price: $2,175,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 469 sqm approx

Agent Comments



307 High St ASHBURTON 3147 (REI/VG)

4 2 3

Price: $2,046,500
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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