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	80 Great Valley Road, Glen Iris Vic 3146

Indicative selling price

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

Single price $3,300,000

Median sale price

Median price $2,340,000 Property Type House Suburb Glen Iris

Period - From 18/02/2024 to 17/02/2025 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	52-54 Great Valley Rd GLEN IRIS 3146	$3,400,000	07/01/2025
2	26 Gardiner Pde GLEN IRIS 3146	$3,450,000	08/12/2024
3	12 Mont Iris Av GLEN IRIS 3146	$3,220,000	18/09/2024

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: 18/02/2025 12:54

80 Great Valley Road, Glen Iris Vic 3146



5 3 4

Property Type: House
Land Size: 906 sqm approx

Agent Comments

Indicative Selling Price
$3,300,000
Median House Price
18/02/2024 - 17/02/2025: $2,340,000

Comparable Properties



52-54 Great Valley Rd GLEN IRIS 3146 (REI)

5 4 4

Price: $3,400,000
Method: Private Sale
Date: 07/01/2025
Property Type: House
Land Size: 745 sqm approx

Agent Comments



26 Gardiner Pde GLEN IRIS 3146 (REI)

4 3 4

Price: $3,450,000
Method: Private Sale
Date: 08/12/2024
Property Type: House
Land Size: 787 sqm approx

Agent Comments



12 Mont Iris Av GLEN IRIS 3146 (REI/VG)

5 3 3

Price: $3,220,000
Method: Sold Before Auction
Date: 18/09/2024
Property Type: House (Res)
Land Size: 781 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511

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