

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

2/37 Scott Grove, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$2,335,000

Property Type House

Suburb Glen Iris

Period - From 01/01/2024

to 31/12/2024

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	1/56 Osborne Av GLEN IRIS 3146	\$1,442,000	06/12/2024
2	1/9 Erica Av GLEN IRIS 3146	\$1,310,000	09/11/2024
3	4/1441 High St GLEN IRIS 3146	\$1,385,000	01/11/2024

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:

13/02/2025 14:09

David Macmillan
03 9810 5000
0411 111 108

davidmacmillan@jellisrcraig.com.au

Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

Year ending December 2024: \$2,335,000



3 2 2

Rooms: 5

Property Type: Townhouse
(Single)

[Agent Comments](#)

Comparable Properties



1/56 Osborne Av GLEN IRIS 3146 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,442,000

Method: Sold Before Auction

Date: 06/12/2024

Property Type: Townhouse (Res)



1/9 Erica Av GLEN IRIS 3146 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,310,000

Method: Auction Sale

Date: 09/11/2024

Property Type: Townhouse (Res)



4/1441 High St GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$1,385,000

Method: Private Sale

Date: 01/11/2024

Property Type: Townhouse (Res)

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