

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

9/1537 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$705,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2023 to 30/09/2024 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	115/1639 Malvern Rd GLEN IRIS 3146	\$659,000	31/12/2024
2	102/1683 Malvern Rd GLEN IRIS 3146	\$590,000	21/11/2024
3	107/1557 Malvern Rd GLEN IRIS 3146	\$635,000	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:

10/01/2025 17:59



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



115/1639 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

 2  2  1

Price: \$659,000

Method: Private Sale

Date: 31/12/2024

Property Type: Apartment



102/1683 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  2  1

Price: \$590,000

Method: Private Sale

Date: 21/11/2024

Property Type: Apartment



107/1557 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  2  1

Price: \$635,000

Method: Private Sale

Date: 18/09/2024

Property Type: Apartment