

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

50 Florizel Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,600,000

&

\$2,750,000

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	2 Allison Av GLEN IRIS 3146	\$2,600,000	04/12/2024
2	52 Florizel St GLEN IRIS 3146	\$2,950,000	16/11/2024
3	34 Dent St GLEN IRIS 3146	\$2,650,000	09/11/2024

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:

10/02/2025 17:22



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Indicative Selling Price

\$2,600,000 - \$2,750,000

Median House Price

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



4 3 2

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



2 Allison Av GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 2

Price: \$2,600,000

Method: Sold Before Auction

Date: 04/12/2024

Property Type: House (Res)

Land Size: 685 sqm approx



52 Florizel St GLEN IRIS 3146 (REI)

Agent Comments

5 3 3

Price: \$2,950,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)



34 Dent St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$2,650,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 557 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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