

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

9/73 Edgar Street North, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$459,000

Median sale price

Median price

\$700,000

Property Type

Unit

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	4/44 Edgar St GLEN IRIS 3146	\$500,000	30/12/2024
2	3/29 Carroll Cr GLEN IRIS 3146	\$465,000	14/10/2024
3	7/65 Edgar St GLEN IRIS 3146	\$495,000	24/09/2024

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:

03/03/2025 10:42



Property Type: Apartment

Agent Comments

Comparable Properties



4/44 Edgar St GLEN IRIS 3146 (VG)

Agent Comments



Price: \$500,000

Method: Sale

Date: 30/12/2024

Property Type: Strata Unit/Flat



3/29 Carroll Cr GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 14/10/2024

Property Type: Unit

7/65 Edgar St GLEN IRIS 3146 (VG)

Agent Comments



Price: \$495,000

Method: Sale

Date: 24/09/2024

Property Type: Strata Unit/Flat