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	2/16 Maverston Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,342,500 Property Type Townhouse Suburb Glen Iris

Period - From 17/02/2024 to 16/02/2025 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	3/38 Bringa Av CAMBERWELL 3124	$1,590,000	10/11/2024
2	2/14 French St CAMBERWELL 3124	$1,520,000	02/09/2024
3	1/13 Alfred Rd GLEN IRIS 3146	$1,600,000	24/08/2024

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: 17/02/2025 16:51

2/16 Maverston Street, Glen Iris Vic 3146

Steve Burke
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3 2 1

Rooms: 3
Property Type: House
Land Size: 301 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median Townhouse Price
17/02/2024 - 16/02/2025: $1,342,500

Comparable Properties



3/38 Bringa Av CAMBERWELL 3124 (REI/VG)

3 2 2

Price: $1,590,000
Method: Private Sale
Date: 10/11/2024
Property Type: Unit

Agent Comments



2/14 French St CAMBERWELL 3124 (REI/VG)

3 2 2

Price: $1,520,000
Method: Private Sale
Date: 02/09/2024
Property Type: House
Land Size: 473 sqm approx

Agent Comments



1/13 Alfred Rd GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,600,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Unit
Land Size: 455 sqm approx

Agent Comments

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