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 Albion Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	1871 Malvern Rd MALVERN EAST 3145	$1,345,000	22/02/2025
2	6 Essex St GLEN IRIS 3146	$1,126,000	23/11/2024
3	1 Tarakan Av ASHBURTON 3147	$1,220,000	18/10/2024

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: 26/02/2025 14:05

9 Albion Road, Glen Iris Vic 3146



3 1 2

Property Type: House
Land Size: 588 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending December 2024: $2,335,000

Comparable Properties



1871 Malvern Rd MALVERN EAST 3145 (REI)

3 1 -

Price: $1,345,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments



6 Essex St GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $1,126,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 450 sqm approx

Agent Comments



1 Tarakan Av ASHBURTON 3147 (REI/VG)

2 1 1

Price: $1,220,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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