

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

65 Carroll Crescent, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$2,350,000

Property Type House

Suburb Glen Iris

Period - From 04/02/2024

to

03/02/2025

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	69 Tooronga Rd MALVERN EAST 3145	\$1,705,000	04/12/2024
2	7 Trumper St CAMBERWELL 3124	\$1,565,000	31/10/2024
3			

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:

04/02/2025 15:20



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Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

04/02/2024 - 03/02/2025: \$2,350,000



3 3 2

Property Type:

Agent Comments

Comparable Properties



69 Tooronga Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3 3 1

Price: \$1,705,000

Method: Private Sale

Date: 04/12/2024

Property Type: House

Land Size: 307 sqm approx



7 Trumper St CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 1

Price: \$1,565,000

Method: Auction Sale

Date: 31/10/2024

Property Type: House (Res)

Land Size: 460 sqm approx

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.

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



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