

# 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

34 Goodwin Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,300,000

&

\$2,500,000

### 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 | 15 Goodwin St GLEN IRIS 3146   | \$2,330,000 | 28/11/2024   |
| 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:

22/01/2025 17:23



4   3   3

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 605 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000  
**Median House Price**  
Year ending December 2024: \$2,335,000

## Comparable Properties



**2 Allison Av GLEN IRIS 3146 (REI)**

[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



**15 Goodwin St GLEN IRIS 3146 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$2,330,000  
**Method:** Sold Before Auction  
**Date:** 28/11/2024  
**Property Type:** House (Res)  
**Land Size:** 637 sqm approx



**34 Dent St GLEN IRIS 3146 (REI)**

[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