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	25 Denman Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $3,820,000 & $4,200,000

Median sale price

Median price $2,437,500 Property Type House Suburb Glen Iris

Period - From 27/01/2022 to 26/01/2023 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	3 Dixon St GLEN IRIS 3146	$4,075,000	17/09/2022
2	3 Outlook Dr CAMBERWELL 3124	$3,920,000	29/10/2022
3	50 Iris Rd GLEN IRIS 3146	$3,820,000	25/10/2022

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: 27/01/2023 14:30

25 Denman Avenue, Glen Iris Vic 3146

shelter. Real Estate
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4 4 2

Rooms: 10
Property Type: House
Land Size: 696 sqm approx

Indicative Selling Price
$3,820,000 - $4,200,000
Median House Price
27/01/2022 - 26/01/2023: $2,437,500

Agent Comments

This exquisite contemporary residence designed to make a statement. A stylish showpiece is a collaboration between Mazzei, Webster Architecture and Nathan Burkett Landscapes.

Comparable Properties



3 Dixon St GLEN IRIS 3146 (REI)

4 4 2

Price: $4,075,000
Method: Private Sale
Date: 17/09/2022
Property Type: House

Agent Comments



3 Outlook Dr CAMBERWELL 3124 (REI/VG)

5 5 4

Price: $3,920,000
Method: Auction Sale
Date: 29/10/2022
Property Type: House
Land Size: 771 sqm approx

Agent Comments



50 Iris Rd GLEN IRIS 3146 (REI/VG)

4 3 2

Price: $3,820,000
Method: Sold Before Auction
Date: 25/10/2022
Property Type: House (Res)
Land Size: 835 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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