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	1/63 Park Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $2,280,000 Property Type House Suburb Glen Iris

Period - From 01/10/2022 to 31/12/2022 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	2/35a Elizabeth St MALVERN 3144	$1,915,000	04/10/2022
2	2/57 Seymour Gr CAMBERWELL 3124	$1,746,000	13/12/2022
3	1/25 Gardiner Pde GLEN IRIS 3146	$1,640,000	14/09/2022

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: 10/03/2023 16:04

1/63 Park Road, Glen Iris Vic 3146

shelter. Real Estate
Zali Reynolds
03 9889 3990
0422 576 049
zali@shelterrealestate.com.au



4 3 2

Rooms: 6
Property Type: Townhouse
Land Size: 348 sqm approx

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
December quarter 2022: $2,280,000

Agent Comments

Immersed in the beauty of it's peaceful garden backdrop and coveted parkland setting, this refined 4-bedroom, 3-bathroom street front residence exudes timeless style and elegance.

Comparable Properties



2/35a Elizabeth St MALVERN 3144 (REI/VG)

3 2 3

Price: $1,915,000
Method: Private Sale
Date: 04/10/2022
Property Type: Townhouse (Single)

Agent Comments



2/57 Seymour Gr CAMBERWELL 3124 (REI)

3 2 2

Price: $1,746,000
Method: Private Sale
Date: 13/12/2022
Property Type: Townhouse (Single)

Agent Comments



1/25 Gardiner Pde GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,640,000
Method: Private Sale
Date: 14/09/2022
Property Type: Townhouse (Single)

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

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