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	8 Queens Parade, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $1,470,000 Property Type Townhouse Suburb Glen Iris

Period - From 31/07/2022 to 30/07/2023 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	34A Queens Pde GLEN IRIS 3146	$2,050,000	18/03/2023
2	42 Ellsworth Cr CAMBERWELL 3124	$1,918,888	07/07/2023
3	28a Fakenham Rd ASHBURTON 3147	$1,905,000	15/07/2023

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: 31/07/2023 15:51

8 Queens Parade, Glen Iris Vic 3146

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



4 2 2

Property Type: Townhouse (Res)
Land Size: 329 sqm approx

Indicative Selling Price
$1,800,000 - $1,980,000
Median Townhouse Price
31/07/2022 - 30/07/2023: $1,470,000

Agent Comments

This high-end residence is a total showstopper! Picture yourself in a tree-lined street, surrounded by parks, shops, and trams – what more could you want?

Comparable Properties



34A Queens Pde GLEN IRIS 3146 (REI)

4 3 2

Price: $2,050,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 318 sqm approx

Agent Comments



42 Ellsworth Cr CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $1,918,888
Method: Private Sale
Date: 07/07/2023
Property Type: House
Land Size: 302 sqm approx

Agent Comments



28a Fakenham Rd ASHBURTON 3147 (REI)

4 3 2

Price: $1,905,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)

Agent Comments

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