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	2/11 Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $695,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2022 to 31/03/2023 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	3/25 Selwood St HAWTHORN EAST 3123	$960,000	15/12/2022
2	4/19 Richards Av GLEN IRIS 3146	$850,000	01/04/2023
3	3/3-5 Valency Rd GLEN IRIS 3146	$830,000	22/04/2023

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: 25/05/2023 20:17

2/11 Iris Road, Glen Iris Vic 3146

shelter. Real Estate
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2 1 2

Property Type: Unit

Agent Comments

Extensively renovated from front to back with an eye for sophistication, this single level villa unit is filled with north light and well laid out for effortless living.

Indicative Selling Price
$880,000 - $950,000
Median Unit Price
Year ending March 2023: $695,000

Comparable Properties



3/25 Selwood St HAWTHORN EAST 3123 (REI/VG)

2 2 1

Price: $960,000
Method: Private Sale
Date: 15/12/2022
Property Type: Apartment

Agent Comments



4/19 Richards Av GLEN IRIS 3146 (REI)

2 1 2

Price: $850,000
Method: Auction Sale
Date: 01/04/2023
Property Type: Unit

Agent Comments



3/3-5 Valency Rd GLEN IRIS 3146 (REI)

2 1 1

Price: $830,000
Method: Private Sale
Date: 22/04/2023
Property Type: Unit

Agent Comments

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