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 Bourne Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $4,000,000 & $4,400,000

Median sale price

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

Period - From 01/04/2023 to 30/06/2023 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	30 Ferndale Rd GLEN IRIS 3146	$4,650,000	24/05/2023
2	25 Denman Av GLEN IRIS 3146	$4,520,000	25/02/2023
3	69 Park Rd GLEN IRIS 3146	$4,200,000	25/02/2023

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: 25/07/2023 10:24

8 Bourne Road, Glen Iris Vic 3146

shelter. Real Estate
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4 3 4

Rooms: 7
Property Type: House
Land Size: 650 sqm approx

Indicative Selling Price
$4,000,000 - $4,400,000
Median House Price
June quarter 2023: $2,437,500

Agent Comments

Discover a meticulously redesigned and renovated home in sought-after Glen Iris. This stunning residence offers fabulous family living, surrounded by top schools, convenient transport, sports facilities, and charming cafes.

Comparable Properties



30 Ferndale Rd GLEN IRIS 3146 (REI)

5 3 3

Price: $4,650,000
Method: Private Sale
Date: 24/05/2023
Property Type: House
Land Size: 696 sqm approx

Agent Comments



25 Denman Av GLEN IRIS 3146 (REI/VG)

4 4 2

Price: $4,520,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



69 Park Rd GLEN IRIS 3146 (REI/VG)

6 4 2

Price: $4,200,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments

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