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	24 Valley Parade, Glen Iris Vic 3146

Indicative selling price

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

Single price $1,995,000

Median sale price

Median price $2,450,000 Property Type House Suburb Glen Iris

Period - From 01/07/2023 to 30/09/2023 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	1546 High St GLEN IRIS 3146	$2,100,000	17/11/2023
2	12 Tower Hill Rd GLEN IRIS 3146	$2,050,000	15/11/2023
3	19 Hedgeley Av MALVERN EAST 3145	$1,950,000	16/09/2023

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: 28/11/2023 14:02

24 Valley Parade, Glen Iris Vic 3146

shelter. Real Estate
Zali Reynolds
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3 2 2

Property Type: House (Res)
Land Size: 639 sqm approx

Indicative Selling Price
$1,995,000
Median House Price
September quarter 2023: $2,450,000

Agent Comments

Set behind a private fence in one of Glen Iris' most desired tree-lined streets on a corner lot of 639sqm approx., this charming family home provides an enticing opportunity to move in and enjoy, renovate and extend, or perhaps rebuild (STCA) in a family leafy locale.

Comparable Properties



1546 High St GLEN IRIS 3146 (REI)

3 1 5

Price: $2,100,000
Method: Sold Before Auction
Date: 17/11/2023
Property Type: House
Land Size: 780 sqm approx

Agent Comments



12 Tower Hill Rd GLEN IRIS 3146 (REI)

3 2 1

Price: $2,050,000
Method: Sold Before Auction
Date: 15/11/2023
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



19 Hedgeley Av MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,950,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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