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	9 Airley Road, 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 $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	17 Fuller av GLEN IRIS 3146	$1,920,000	21/02/2023
2	197 Wattle Valley Rd CAMBERWELL 3124	$1,850,000	14/02/2023
3	28 Denman Av GLEN IRIS 3146	$1,835,000	15/12/2022

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: 14/03/2023 14:29

9 Airley Road, Glen Iris Vic 3146

shelter.
Real Estate
Mike Millington
03 9889 3990
0411 300 205
michael@shelterrealestate.com.au



3 2 2

Property Type: House
Land Size: 757 sqm approx

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
December quarter 2022: $2,280,000

Agent Comments

Positioned in a whisper-quiet, tree-lined locale, this enduring c1950's 3 bedroom, 2 bathroom home provides timeless charm, current day comfort & brilliant opportunities for the future on 757sqm (approx).

Comparable Properties



17 Fuller av GLEN IRIS 3146 (REI)

3 2 1

Price: $1,920,000
Method: Sold Before Auction
Date: 21/02/2023
Property Type: House
Land Size: 610 sqm approx

Agent Comments



197 Wattle Valley Rd CAMBERWELL 3124 (REI)

3 1 2

Price: $1,850,000
Method: Sold Before Auction
Date: 14/02/2023
Property Type: House (Res)
Land Size: 638 sqm approx

Agent Comments



28 Denman Av GLEN IRIS 3146 (REI)

3 2 2

Price: $1,835,000
Method: Private Sale
Date: 15/12/2022
Property Type: House
Land Size: 590 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE
propertydata .com.au

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