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<br>Including suburb and postcode | 5/45 Carroll Crescent, Glen Iris Vic 3146 |

## Indicative selling price

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

Single price $510,000

## Median sale price

Median price $640,000 Property Type Unit Suburb Glen Iris

Period - From 01/01/2025 to 31/03/2025 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 | 9/6 Osborne Av GLEN IRIS 3146 | $520,000 | 09/05/2025 |
| 2 | 2/2 Belmont Av GLEN IRIS 3146 | $500,000 | 05/04/2025 |
| 3 | 9/304 Tooronga Rd GLEN IRIS 3146 | $520,000 | 25/03/2025 |

**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: 28/05/2025 16:47

# 5/45 Carroll Crescent, Glen Iris Vic 3146

David Macmillan
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2 1 1

**Rooms:** 3
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$510,000
**Median Unit Price**
March quarter 2025: $640,000

## Comparable Properties



**9/6 Osborne Av GLEN IRIS 3146 (REI)**

2 1 1

**Price:** $520,000
**Method:** Private Sale
**Date:** 09/05/2025
**Property Type:** Apartment

Agent Comments



**2/2 Belmont Av GLEN IRIS 3146 (REI)**

2 1 1

**Price:** $500,000
**Method:** Auction Sale
**Date:** 05/04/2025
**Property Type:** Unit

Agent Comments



**9/304 Tooronga Rd GLEN IRIS 3146 (REI/VG)**

2 1 1

**Price:** $520,000
**Method:** Sold Before Auction
**Date:** 25/03/2025
**Property Type:** Apartment

Agent Comments



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