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	7/1425 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $440,000 & $480,000

Median sale price

Median price $685,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2024 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	9/73 Edgar St.N GLEN IRIS 3146	$459,000	01/03/2025
2			
3			

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: 17/04/2025 14:40

Thomson:



2 1

Property Type: Apartment (Strata)
Land Size: 57 sqm approx

Agent Comments

Indicative Selling Price
$440,000 - $480,000
Median Unit Price
Year ending March 2025: $685,000

Comparable Properties



9/73 Edgar St.N GLEN IRIS 3146 (REI)

2 1 1

Price: $459,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Apartment

Agent Comments

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.

Account - Thomson | P: 03 95098244 | F: 95009693

REIV THE DIFFERENCE | propertydata.com.au

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