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	1/13 Alfred Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $2,282,000 Property Type House 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	15 Eddy St CAMBERWELL 3124	$1,500,000	14/04/2025
2	6a Norwood St GLEN IRIS 3146	$1,548,000	28/03/2025
3	2/16 Maverston St GLEN IRIS 3146	$1,715,000	15/03/2025

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: 23/04/2025 10:41

1/13 Alfred Road, Glen Iris Vic 3146



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
Year ending March 2025: $2,282,000

Comparable Properties



15 Eddy St CAMBERWELL 3124 (REI)

4 3 2

Price: $1,500,000
Method: Private Sale
Date: 14/04/2025
Property Type: House

Agent Comments



6a Norwood St GLEN IRIS 3146 (REI)

2 1 2

Price: $1,548,000
Method: Sold Before Auction
Date: 28/03/2025
Property Type: House (Res)
Land Size: 472 sqm approx

Agent Comments



2/16 Maverston St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,715,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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