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: 4/48-50 Glen Iris Road, Glen Iris Vic 3146

## Indicative selling price

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

Range between: $1,580,000 & $1,680,000

## Median sale price

Median price: $2,211,500 Property Type: House 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 | 2/16 Maverston St GLEN IRIS 3146 | $1,715,000 | 15/03/2025 |
| 2 | 1/13 Derby St CAMBERWELL 3124 | $1,680,000 | 26/02/2025 |
| 3 | 1/96 Summerhill Rd GLEN IRIS 3146 | $1,650,000 | 09/11/2024 |

**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: 08/05/2025 16:41

# 4/48-50 Glen Iris Road, Glen Iris Vic 3146

Todd Braggins
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0420 618 618
todd@shelterrealestate.com.au



4 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,580,000 - $1,680,000
**Median House Price**
March quarter 2025: $2,211,500

## Comparable Properties



**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



**1/13 Derby St CAMBERWELL 3124 (REI)**

3 2 2

**Price:** $1,680,000
**Method:** Private Sale
**Date:** 26/02/2025
**Property Type:** Unit
**Land Size:** 354 sqm approx

Agent Comments



**1/96 Summerhill Rd GLEN IRIS 3146 (REI/VG)**

3 2 3

**Price:** $1,650,000
**Method:** Sold Before Auction
**Date:** 09/11/2024
**Property Type:** House (Res)

Agent Comments

**Account -** Shelter Real Estate | P: 03 9889 3990

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