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	28 Park Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,200,000 & $2,295,000

Median sale price

Median price $2,232,500 Property Type House Suburb Glen Iris

Period - From 01/10/2024 to 31/12/2024 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	46 Mcarthur St MALVERN 3144	$2,388,000	25/02/2025
2	367 Wattletree Rd MALVERN EAST 3145	$2,420,000	12/02/2025
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: 28/03/2025 14:52

28 Park Road, Glen Iris Vic 3146

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4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$2,200,000 - $2,295,000
Median House Price
December quarter 2024: $2,232,500

Comparable Properties



46 Mcarthur St MALVERN 3144 (REI)

3 2 2

Price: $2,388,000
Method: Private Sale
Date: 25/02/2025
Property Type: House

Agent Comments



367 Wattletree Rd MALVERN EAST 3145 (REI)

4 3 2

Price: $2,420,000
Method: Sold Before Auction
Date: 12/02/2025
Property Type: House (Res)

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.

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