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	2/34 Park Road, Glen Iris Vic 3146

Indicative selling price

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

Single price $1,500,000

Median sale price

Median price $1,315,000 Property Type Townhouse Suburb Glen Iris

Period - From 26/05/2024 to 25/05/2025 Source Property Data

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	2/59 Maitland St GLEN IRIS 3146	$1,370,000	05/04/2025
2	1/3 Peace St GLEN IRIS 3146	$1,398,500	04/03/2025
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: 26/05/2025 09:01

2/34 Park Road, Glen Iris Vic 3146

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3 1 2

Property Type: Townhouse

Agent Comments

Sublimely positioned adjacent to Howard Dawson Reserve with direct park access from the garden, lifestyle excellence is absolutely assured with this unique park side proposition.

Indicative Selling Price
$1,500,000
Median Townhouse Price
26/05/2024 - 25/05/2025: $1,315,000

Comparable Properties



2/59 Maitland St GLEN IRIS 3146 (REI)

3 2 1

Price: $1,370,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)

Agent Comments



1/3 Peace St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,398,500
Method: Private Sale
Date: 04/03/2025
Property Type: Villa

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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