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 Vincent Street, Glen Iris Vic 3146

Indicative selling price

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

Range between: $3,500,000 & $3,850,000

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	43 Bourne Rd GLEN IRIS 3146	$3,700,000	29/11/2024
2	5 Beamsley St MALVERN 3144	$3,880,000	16/11/2024
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: 30/04/2025 11:29

1 Vincent Street, Glen Iris Vic 3146



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$3,500,000 - $3,850,000
Median House Price
Year ending March 2025: $2,282,000

Comparable Properties



43 Bourne Rd GLEN IRIS 3146 (REI/VG)

4 3 2

Price: $3,700,000
Method: Sold Before Auction
Date: 29/11/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



5 Beamsley St MALVERN 3144 (REI/VG)

3 2 4

Price: $3,880,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 673 sqm approx

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 - Marshall White | P: 03 9822 9999

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