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	7/34 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

Median price $679,000 Property Type Unit Suburb Glen Iris

Period - From 01/05/2024 to 30/04/2025 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	3/1431 High St GLEN IRIS 3146	$680,000	25/04/2025
2	5/1529 Malvern Rd GLEN IRIS 3146	$650,000	31/03/2025
3	8/3 Osborne Av GLEN IRIS 3146	$640,000	24/02/2025

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: 01/05/2025 12:58

7/34 Edgar Street, Glen Iris Vic 3146

Todd Braggins
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2 1 1

Property Type: Apartment

Agent Comments

Bathed in natural light and showcasing quality finishes, this contemporary first floor abode is the ideal choice for first home buyers, astute investors or those simply seeking effortless living. Beautifully refurbished and ready to move in.

Indicative Selling Price
$620,000 - $680,000
Median Unit Price
01/05/2024 - 30/04/2025: $679,000

Comparable Properties



3/1431 High St GLEN IRIS 3146 (REI)

2 1 1

Price: $680,000
Method: Private Sale
Date: 25/04/2025
Property Type: Apartment

Agent Comments



5/1529 Malvern Rd GLEN IRIS 3146 (REI)

2 1 1

Price: $650,000
Method: Private Sale
Date: 31/03/2025
Property Type: Unit

Agent Comments



8/3 Osborne Av GLEN IRIS 3146 (REI)

2 1 1

Price: $640,000
Method: Private Sale
Date: 24/02/2025
Property Type: Apartment

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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