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<br>Including suburb and postcode | 13 Great Valley Road, Glen Iris Vic 3146 |

## Indicative selling price

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

Range between $1,800,000 & $1,980,000

## 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.

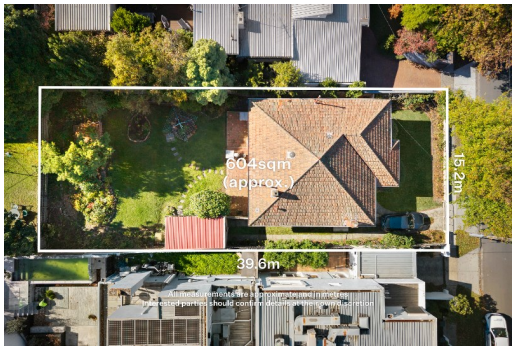
| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 28 Faircroft Av GLEN IRIS 3146 | $1,750,000 | 28/03/2025 |
| 2 | 30 Rix St GLEN IRIS 3146 | $1,702,500 | 22/02/2025 |
| 3 | 22 Iris Rd GLEN IRIS 3146 | $1,985,000 | 20/02/2025 |

**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: 07/05/2025 12:55

# 13 Great Valley Road, Glen Iris Vic 3146




3 1 2

**Property Type:**
Divorce/Estate/Family Transfers
**Land Size:** 603 sqm approx

Agent Comments

**Indicative Selling Price**
$1,800,000 - $1,980,000
**Median House Price**
Year ending March 2025: $2,282,000

## Comparable Properties

**28 Faircroft Av GLEN IRIS 3146 (REI)**

3 1 2

**Price:** $1,750,000
**Method:** Sold Before Auction
**Date:** 28/03/2025
**Property Type:** House (Res)
**Land Size:** 595 sqm approx

Agent Comments



**30 Rix St GLEN IRIS 3146 (REI/VG)**

3 1 2

**Price:** $1,702,500
**Method:** Auction Sale
**Date:** 22/02/2025
**Property Type:** House (Res)
**Land Size:** 683 sqm approx

Agent Comments



**22 Iris Rd GLEN IRIS 3146 (REI/VG)**

3 2 2

**Price:** $1,985,000
**Method:** Sold Before Auction
**Date:** 20/02/2025
**Property Type:** House (Res)
**Land Size:** 576 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.