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	2/1795 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Single price $1,355,000

Median sale price

Median price $2,300,000 Property Type House Suburb Glen Iris

Period - From 17/06/2024 to 16/06/2025 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	13/1693 Malvern Rd GLEN IRIS 3146	$1,350,000	18/05/2025
2	2a Osborne Av GLEN IRIS 3146	$1,410,000	17/05/2025
3	2/1693 Malvern Rd GLEN IRIS 3146	$1,309,000	15/02/2025

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: 17/06/2025 13:35

2/1795 Malvern Road, Glen Iris Vic 3146

Yili Ma
03 8564 2500
0412 938 115
Yili.ma@marshallwhite.com.au



3 3.5 2

Rooms: 5
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,355,000
Median House Price
17/06/2024 - 16/06/2025: $2,300,000

Comparable Properties



13/1693 Malvern Rd GLEN IRIS 3146 (REI)

3 3 2

Price: $1,350,000
Method: Private Sale
Date: 18/05/2025
Property Type: Townhouse (Single)

Agent Comments



2a Osborne Av GLEN IRIS 3146 (REI)

3 2 2

Price: $1,410,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 183 sqm approx

Agent Comments



2/1693 Malvern Rd GLEN IRIS 3146 (REI/VG)

3 3 2

Price: $1,309,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Townhouse (Res)
Land Size: 159 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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