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	20 Valency Road, Glen Iris Vic 3146

Indicative selling price

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

Single price $2,815,000

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	22 Kardinia Rd GLEN IRIS 3146	$2,885,000	29/03/2025
2	25 Lawson St HAWTHORN EAST 3123	$3,050,000	22/03/2025
3	23 Oak Gr MALVERN EAST 3145	$2,925,000	14/03/2025

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: 14/06/2025 15:06

20 Valency Road, Glen Iris Vic 3146

MARSHALL WHITE



4 3 2

Property Type: House
Land Size: 753 sqm approx

Agent Comments

Indicative Selling Price
$2,815,000
Median House Price
Year ending March 2025: $2,282,000

Comparable Properties



22 Kardinia Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,885,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



25 Lawson St HAWTHORN EAST 3123 (REI)

4 2 2

Price: $3,050,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 681 sqm approx

Agent Comments



23 Oak Gr MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $2,925,000
Method: Sold Before Auction
Date: 14/03/2025
Property Type: House (Res)
Land Size: 631 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE

propertydata .com.au

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