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	1a Anthony Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,900,000 & $3,100,000

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	70 Stanhope St MALVERN 3144	$2,837,000	01/03/2025
2	30 Alice St MALVERN 3144	$3,390,000	22/02/2025
3	6 Hornsby St MALVERN 3144	$3,140,000	10/12/2024

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: 21/05/2025 13:52

1a Anthony Street, Glen Iris Vic 3146



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$2,900,000 - $3,100,000
Median House Price
Year ending March 2025: $2,282,000

Comparable Properties



70 Stanhope St MALVERN 3144 (REI/VG)

3 2 2

Price: $2,837,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 333 sqm approx

Agent Comments



30 Alice St MALVERN 3144 (REI/VG)

4 4 2

Price: $3,390,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Townhouse (Res)
Land Size: 320 sqm approx

Agent Comments



6 Hornsby St MALVERN 3144 (REI/VG)

4 3 2

Price: $3,140,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 294 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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