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 | 2/6 Mons Street, Glen Iris Vic 3146 |

## Indicative selling price

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

Range between $1,500,000 & $1,650,000

## Median sale price

Median price $1,350,000 Property Type Townhouse Suburb Glen Iris

Period - From 09/09/2024 to 08/09/2025 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 | 3/25 Gardiner Pde GLEN IRIS 3146 | $1,730,000 | 06/09/2025 |
| 2 | 4/143 Fordham Av CAMBERWELL 3124 | $1,650,000 | 03/09/2025 |
| 3 | 2/14 Lucerne St ASHBURTON 3147 | $1,720,000 | 22/07/2025 |

**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: 09/09/2025 17:37