

# 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

1/16 Summerhill Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,500,000

### 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	44a Nicholas St ASHBURTON 3147	\$2,300,000	17/11/2023
2	6/39 Lawson St HAWTHORN EAST 3123	\$2,325,000	05/06/2023
3	18a St Georges Cr ASHBURTON 3147	\$2,550,000	01/06/2023

**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:

20/06/2025 14:45



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,500,000  
**Median House Price**  
Year ending March 2025: \$2,282,000

## Comparable Properties

**44a Nicholas St ASHBURTON 3147 (VG)**

Agent Comments



**Price:** \$2,300,000  
**Method:** Sale  
**Date:** 17/11/2023  
**Property Type:** Strata Unit/Townhouse - Conjoined



**6/39 Lawson St HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



**Price:** \$2,325,000  
**Method:** Expression of Interest  
**Date:** 05/06/2023  
**Property Type:** Townhouse (Res)



**18a St Georges Cr ASHBURTON 3147 (VG)**

Agent Comments



**Price:** \$2,550,000  
**Method:** Sale  
**Date:** 01/06/2023  
**Property Type:** Flat/Unit/Apartment (Res)