

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

5/16 Summerhill Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$2,200,000

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	1/29 Donna Buang St CAMBERWELL 3124	\$2,090,000	26/10/2024
2	3/45 Cornell St CAMBERWELL 3124	\$2,100,000	18/03/2024
3	1/6 Brynmawr Rd CAMBERWELL 3124	\$2,038,000	01/03/2024

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:

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Property Type:
Agent Comments

Indicative Selling Price
\$2,200,000
Median House Price
Year ending March 2025: \$2,282,000

Comparable Properties



1/29 Donna Buang St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,090,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Townhouse (Res)



3/45 Cornell St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,100,000
Method: Private Sale
Date: 18/03/2024
Property Type: Townhouse (Single)



1/6 Brynmawr Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,038,000
Method: Sold Before Auction
Date: 01/03/2024
Property Type: Townhouse (Res)

