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	8 Francis Crescent, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,500,000 & $2,750,000

Median sale price

Median price $2,335,000 Property Type House Suburb Glen Iris

Period - From 01/01/2024 to 31/12/2024 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	39 Summerhill Av MALVERN EAST 3145	$2,250,000	03/02/2025
2	42 Summerhill Rd GLEN IRIS 3146	$2,700,000	12/12/2024
3	5 Bath Rd GLEN IRIS 3146	$2,587,500	30/11/2024

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: 26/02/2025 11:46

8 Francis Crescent, Glen Iris Vic 3146

Todd Braggins
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4 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 683 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
Year ending December 2024: $2,335,000

Comparable Properties



39 Summerhill Av MALVERN EAST 3145 (REI)

3 1 2

Price: $2,250,000
Method: Private Sale
Date: 03/02/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments



42 Summerhill Rd GLEN IRIS 3146 (REI/VG)

4 3 4

Price: $2,700,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 929 sqm approx

Agent Comments



5 Bath Rd GLEN IRIS 3146 (REI/VG)

4 3 3

Price: $2,587,500
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 678 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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