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	4/2 Scott Grove, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,700,000 & $1,850,000

Median sale price

Median price $2,675,000 Property Type House Suburb Glen Iris

Period - From 01/04/2025 to 30/06/2025 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	8B Barkly Av ARMADALE 3143	$1,843,000	03/07/2025
2	114 Rowell Av CAMBERWELL 3124	$1,845,000	10/05/2025
3	4/20 Belmont Av GLEN IRIS 3146	$1,750,000	29/04/2025

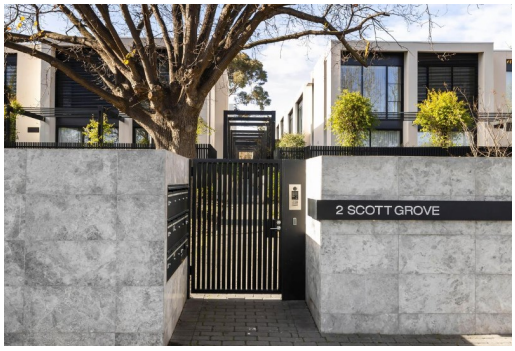
OR

~~**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: 28/07/2025 15:02

4/2 Scott Grove, Glen Iris Vic 3146

JellisCraig



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,700,000 - $1,850,000
Median House Price
June quarter 2025: $2,675,000

Comparable Properties



8B Barkly Av ARMADALE 3143 (REI)

3 2 2

Price: $1,843,000
Method: Private Sale
Date: 03/07/2025
Property Type: House

Agent Comments



114 Rowell Av CAMBERWELL 3124 (REI/VG)

3 2 2

Price: $1,845,000
Method: Private Sale
Date: 10/05/2025
Property Type: House
Land Size: 261 sqm approx

Agent Comments



4/20 Belmont Av GLEN IRIS 3146 (REI)

3 2 2

Price: $1,750,000
Method: Private Sale
Date: 29/04/2025
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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