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	96 Valley Parade, 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 $2,304,000 Property Type House Suburb Glen Iris

Period - From 01/07/2024 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	24 Kyarra Rd GLEN IRIS 3146	$2,620,000	23/08/2025
2	8 Francis Cr GLEN IRIS 3146	$2,800,000	24/07/2025
3			

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: 28/08/2025 10:07

96 Valley Parade, Glen Iris Vic 3146

JellisCraig



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
Year ending June 2025: $2,304,000

Comparable Properties



24 Kyarra Rd GLEN IRIS 3146 (REI)

5 3 2

Price: $2,620,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)

Agent Comments



8 Francis Cr GLEN IRIS 3146 (REI)

5 2 2

Price: $2,800,000
Method: Sold Before Auction
Date: 24/07/2025
Property Type: House
Land Size: 683 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE

propertydata .com.au

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