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	1/33-35 Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $645,000 Property Type Unit 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	3/12 Kenilworth Gr GLEN IRIS 3146	$1,530,000	28/06/2025
2	2/34 Park Rd GLEN IRIS 3146	$1,480,000	17/06/2025
3	31 Rix St GLEN IRIS 3146	$1,470,000	04/06/2025

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: 20/08/2025 14:43

1/33-35 Iris Road, Glen Iris Vic 3146



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median Unit Price
Year ending June 2025: $645,000

Comparable Properties



3/12 Kenilworth Gr GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,530,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)

Agent Comments



2/34 Park Rd GLEN IRIS 3146 (REI/VG)

3 1 2

Price: $1,480,000
Method: Private Sale
Date: 17/06/2025
Property Type: Townhouse (Single)

Agent Comments



31 Rix St GLEN IRIS 3146 (REI)

3 1 2

Price: $1,470,000
Method: Private Sale
Date: 04/06/2025
Property Type: House

Agent Comments

Account - Marshall White | P: 03 9822 9999

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