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	203/12 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $650,000 Property Type Unit Suburb Glen Iris

Period - From 01/07/2025 to 30/09/2025 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	211/770c Toorak Rd GLEN IRIS 3146	$570,000	24/07/2025
2	404/770b Toorak Rd GLEN IRIS 3146	$570,000	23/04/2025
3	506/770d Toorak Rd GLEN IRIS 3146	$560,000	18/04/2025

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: 06/10/2025 15:14

203/12 High Street, Glen Iris Vic 3146

James Annett
03 9509 0411
0422 930 845
james.annett@belleproperty.com

2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
September quarter 2025: $650,000

Comparable Properties

211/770c Toorak Rd GLEN IRIS 3146 (REI)

2 1 1

Agent Comments

Price: $570,000
Method:
Date: 24/07/2025
Property Type: Apartment

404/770b Toorak Rd GLEN IRIS 3146 (REI)

2 1 1

Agent Comments

Price: $570,000
Method:
Date: 23/04/2025
Property Type: Apartment

506/770d Toorak Rd GLEN IRIS 3146 (REI)

2 - -

Agent Comments

Price: $560,000
Method:
Date: 18/04/2025
Property Type: Unit

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