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	1/2 Penrhyn Avenue, 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 $2,620,000 Property Type House 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	8 Lillian St GLEN IRIS 3146	$1,605,000	11/10/2025
2	4/55 Ashburn Gr ASHBURTON 3147	$1,410,000	14/05/2025
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: 15/10/2025 09:53

1/2 Penrhyn Avenue, Glen Iris Vic 3146



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
September quarter 2025: $2,620,000

Comparable Properties



8 Lillian St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,605,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 380 sqm approx

Agent Comments



4/55 Ashburn Gr ASHBURTON 3147 (REI/VG)

4 3 2

Price: $1,410,000
Method: Private Sale
Date: 14/05/2025
Property Type: Townhouse (Res)

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 - Marshall White | P: 03 9822 9999

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