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	8/2a Kenilworth Grove, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $666,500 Property Type Unit Suburb Glen Iris

Period - From 28/10/2024 to 27/10/2025 Source Property Data

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	27/64 Anderson Rd HAWTHORN EAST 3123	$1,381,250	20/06/2025
2	2/1795 Malvern Rd GLEN IRIS 3146	$1,355,000	26/06/2025
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: 28/10/2025 12:55

8/2a Kenilworth Grove, Glen Iris Vic 3146

JellisCraig

Toby Parker
0413581104
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3 2 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median Unit Price
28/10/2024 - 27/10/2025: $666,500

Comparable Properties



27/64 Anderson Rd HAWTHORN EAST 3123 (REI)

3 3 2

Price: $1,381,250
Method: Private Sale
Date: 20/06/2025
Property Type: Apartment

Agent Comments



2/1795 Malvern Rd GLEN IRIS 3146 (REI/VG)

3 3 2

Price: $1,355,000
Method: Private Sale
Date: 26/06/2025
Property Type: Townhouse (Single)

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.

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