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	2 Hillside Avenue, Glen Iris VIC 3146

Indicative selling price

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

Range between $4,000,000 & $4,300,000

Median sale price

Median price $2,455,000 Property Type House Suburb Glen Iris

Period - From 22/04/2025 to 21/10/2025 Source pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
50 Glendearg Gr, Malvern Vic	$4,150,000	08/07/2025
96 Stanhope St, Malvern Vic	$4,275,000	13/05/2025

This Statement of Information was prepared on: 22/10/2025