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<br>Including suburb and postcode | 2/173 Finch Street, Glen Iris Vic 3146 |

## Indicative selling price

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

Range between $1,100,000 & $1,200,000

## Median sale price

Median price $677,000 Property Type Unit Suburb Glen Iris

Period - From 19/11/2024 to 18/11/2025 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 | 3/153-155 Finch St GLEN IRIS 3146 | $1,089,000 | 15/11/2025 |
| 2 | 4/4 Karana Pl GLEN IRIS 3146 | $1,180,000 | 27/08/2025 |
| 3 | 1/42c Edgar St GLEN IRIS 3146 | $1,162,500 | 06/08/2025 |

**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: 19/11/2025 10:21

# 2/173 Finch Street, Glen Iris Vic 3146



2 1 2

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$1,100,000 - $1,200,000
**Median Unit Price**
19/11/2024 - 18/11/2025: $677,000

## Comparable Properties



**3/153-155 Finch St GLEN IRIS 3146 (REI)**

2 2 1

**Price:** $1,089,000
**Method:** Auction Sale
**Date:** 15/11/2025
**Property Type:** House (Res)

Agent Comments



**4/4 Karana Pl GLEN IRIS 3146 (VG)**

2 - -

**Price:** $1,180,000
**Method:** Sale
**Date:** 27/08/2025
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments



**1/42c Edgar St GLEN IRIS 3146 (REI/VG)**

2 2 1

**Price:** $1,162,500
**Method:** Sold Before Auction
**Date:** 06/08/2025
**Property Type:** Unit

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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