Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	1 HILARY GROVE, GLEN IRIS, VIC 3146

Indicative selling price

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

Price Range:	$2,500,000 to $2,750,000

Median sale price

Median price	$2,497,500	Property type	House	Suburb	GLEN IRIS
Period	01 July 2025 to 30 September 2025	Source	pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
39 ATHELSTAN RD, CAMBERWELL, VIC 3124	$2,760,000	31/08/2025
1 YOUNG ST, GLEN IRIS, VIC 3146	$2,501,500	25/10/2025
7 ALLENBY AVE, GLEN IRIS, VIC 3146	$2,680,000	12/05/2025

This Statement of Information was prepared on: 11/11/2025