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	41 Florizel Street, Glen Iris Vic 3146

Indicative selling price

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

Single price $2,750,000

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	5 Bethela St CAMBERWELL 3124	$2,750,000	16/08/2025
2	8 Francis Cr GLEN IRIS 3146	$2,800,000	24/07/2025
3	52 Renwick St GLEN IRIS 3146	$2,800,000	21/06/2025

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: 05/11/2025 11:43

41 Florizel Street, Glen Iris Vic 3146

Stephen Gough
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0439 844 855
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5 3 2

Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$2,750,000
Median House Price
September quarter 2025: $2,620,000

Comparable Properties



5 Bethela St CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $2,750,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 599 sqm approx

Agent Comments



8 Francis Cr GLEN IRIS 3146 (REI)

5 2 2

Price: $2,800,000
Method: Sold Before Auction
Date: 24/07/2025
Property Type: House
Land Size: 683 sqm approx

Agent Comments



52 Renwick St GLEN IRIS 3146 (REI/VG)

4 2 3

Price: $2,800,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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