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	201/1789 Malvern Road, 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 $717,500 Property Type Unit Suburb Glen Iris

Period - From 01/10/2025 to 31/12/2025 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	3/316 Wattletree Rd MALVERN EAST 3145	$1,100,000	11/12/2025
2	5/6 Ardrie Rd MALVERN EAST 3145	$1,100,000	03/11/2025
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: 22/01/2026 12:08

201/1789 Malvern Road, Glen Iris Vic 3146



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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
December quarter 2025: $717,500

Comparable Properties



3/316 Wattletree Rd MALVERN EAST 3145 (REI)

2 1 1

Price: $1,100,000
Method: Private Sale
Date: 11/12/2025
Property Type: Apartment

Agent Comments



5/6 Ardrie Rd MALVERN EAST 3145 (REI/VG)

2 1 2

Price: $1,100,000
Method: Sold Before Auction
Date: 03/11/2025
Property Type: Unit

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 - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289

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