

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

9/77 EDGAR STREET NORTH GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$275,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

3/1501-1503 MALVERN ROAD GLEN IRIS VIC 3146	\$285,000	03-Dec-24
15/4 WILLS STREET GLEN IRIS VIC 3146	\$292,500	20-Jan-25

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 6 months.

This Statement of Information was prepared on: 12 March 2025



3/1501-1503 MALVERN ROAD GLEN IRIS VIC 3146

Sold Price

\$285,000

Sold Date **03-Dec-24**

1

1

1

Distance

0.45km



15/4 WILLS STREET GLEN IRIS VIC 3146

Sold Price

\$292,500

Sold Date **20-Jan-25**

1

1

1

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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