

# 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

4/35 Lithgow Street, Glen Iris VIC 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$579,000

### Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Glen Iris

Period - From

05/10/2024

to

04/04/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/1277 Toorak Road Camberwell VIC 3124	\$595,000	20/03/2025
202/315 High Street Ashburton VIC 3147	\$570,000	10/11/2024
9/1277 Toorak Road Camberwell VIC 3124	\$565,000	11/10/2024

This Statement of Information was prepared on:

05/04/2025