

# 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

66 Maitland Street, Glen Iris Vic 3146

### Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$2,232,500

Property Type House

Suburb Glen Iris

Period - From 01/10/2024

to 31/12/2024

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	69 Tooronga Rd MALVERN EAST 3145	\$1,705,000	04/12/2024
2	10 Valley Pde GLEN IRIS 3146	\$1,735,000	09/11/2024
3	1 Bailey Av ARMADALE 3143	\$1,780,000	18/11/2024

**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:

11/03/2025 12:12



3 2 3

**Property Type:** House  
(Residential)  
**Land Size:** 279 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
December quarter 2024: \$2,232,500

## Comparable Properties



**69 Tooronga Rd MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

3 3 1

**Price:** \$1,705,000  
**Method:** Private Sale  
**Date:** 04/12/2024  
**Property Type:** House  
**Land Size:** 307 sqm approx



**10 Valley Pde GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,735,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 408 sqm approx



**1 Bailey Av ARMADALE 3143 (REI/VG)**

**Agent Comments**

3 2 -

**Price:** \$1,780,000  
**Method:** Sold Before Auction  
**Date:** 18/11/2024  
**Property Type:** House (Res)  
**Land Size:** 316 sqm approx

**Account - Thomson** | P: 03 95098244 | F: 95009693



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