

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

1/1484 Malvern Road, Glen Iris VIC 3146

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$2,300,000

Property Type

Other

Suburb

Glen Iris

Period - From

19/08/2024

to

17/02/2025

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 of the 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
206/1228 Malvern Road Malvern VIC 3144	\$515,000	16/12/2024
204/12 High Street Glen Iris VIC 3146	\$518,000	08/11/2024
7/1512 Malvern Road Glen Iris VIC 3146	\$520,000	29/10/2024

This Statement of Information was prepared on:

19/02/2025