

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

Range between \$1,500,000

&

\$1,650,000

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	8 William St ARMADALE 3143	\$1,560,000	16/12/2024
2	26 Stuart St ARMADALE 3143	\$1,640,000	30/11/2024
3			

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:

21/03/2025 10:12



3 2 3

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

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
December quarter 2024: \$2,232,500

Comparable Properties



8 William St ARMADALE 3143 (REI/VG)

2 2 -

Price: \$1,560,000
Method: Private Sale
Date: 16/12/2024
Property Type: House
Land Size: 165 sqm approx

Agent Comments
Inferior floorplan and size, superior location.



26 Stuart St ARMADALE 3143 (REI/VG)

2 1 1

Price: \$1,640,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 185 sqm approx

Agent Comments
Inferior size and accommodation.
Superior renovation and location.

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.