

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

12A Lithgow Street, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$1,195,000

Median sale price

Median price

\$2,335,000

Property Type

House

Suburb

Glen Iris

Period - From

01/01/2024

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	2/2 Carool Rd ASHBURTON 3147	\$1,250,000	06/02/2025
2	1 Tarakan Av ASHBURTON 3147	\$1,220,000	18/10/2024
3	45 Sixth Av BURWOOD 3125	\$1,200,000	02/10/2024

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:

01/03/2025 16:50



 2
  1
  2

Property Type:
 Agent Comments

Indicative Selling Price
 \$1,195,000
Median House Price
 Year ending December 2024: \$2,335,000

Comparable Properties



2/2 Carool Rd ASHBURTON 3147 (REI)

Agent Comments

 3
  2
  2

Price: \$1,250,000
Method: Auction Sale
Date: 06/02/2025
Property Type: House (Res)



1 Tarakan Av ASHBURTON 3147 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$1,220,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: House (Res)
Land Size: 602 sqm approx



45 Sixth Av BURWOOD 3125 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,200,000
Method: Sold Before Auction
Date: 02/10/2024
Property Type: House (Res)
Land Size: 207 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525