

# 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

15/4 Wills 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)

Single price

\$289,000

### Median sale price

Median price

\$795,000

Property Type

Unit

Suburb

Glen Iris

Period - From

13/07/2024

to

11/01/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
14/56 Edgar Street North Glen Iris VIC 3146	\$275,000	18/09/2024
9/11 Belmont Avenue Glen Iris VIC 3146	\$295,000	17/09/2024
11/6 Edgar Street Glen Iris VIC 3146	\$295,000	11/09/2024

This Statement of Information was prepared on:

13/01/2025

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.