

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

1/1541 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$889,000

Median sale price

Median price

\$1,123,750

Property Type

Townhouse

Suburb

Glen Iris

Period - From

28/06/2021

to

27/06/2022

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	1/3 Estella St GLEN IRIS 3146	\$900,000	05/03/2022
2	2/60 Iris Rd GLEN IRIS 3146	\$890,000	30/12/2021
3	4/902 Toorak Rd CAMBERWELL 3124	\$850,000	02/02/2022

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:

28/06/2022 17:31



3
 1
 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$889,000

Median Townhouse Price

28/06/2021 - 27/06/2022: \$1,123,750

Comparable Properties



1/3 Estella St GLEN IRIS 3146 (REI/VG)

Agent Comments

3
 1
 1

Price: \$900,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Townhouse (Res)



2/60 Iris Rd GLEN IRIS 3146 (VG)

Agent Comments

2
 -
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Price: \$890,000

Method: Sale

Date: 30/12/2021

Property Type: Flat/Unit/Apartment (Res)



4/902 Toorak Rd CAMBERWELL 3124 (VG)

Agent Comments

3
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Price: \$850,000

Method: Sale

Date: 02/02/2022

Property Type: Flat/Unit/Apartment (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088