

# 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 Walerna Road, 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 \$3,100,000 or range between &

### Median sale price

Median price \$2,425,000 Property type House Suburb GLEN IRIS  
Period - From 23/09/2023 to 22/09/2024 Source core\_logic

### Comparable property sales

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 |
|---|--------------------------------------|-------------|--------------|
| 1 | 7 Maxwell Street Ashburton Vic 3147  | \$3,125,000 | 2024-05-11   |
| 2 | 18 Britten Street Glen Iris Vic 3146 | \$3,168,000 | 2024-05-22   |
| 3 | 18 Hazeldine Road Glen Iris Vic 3146 | \$2,900,000 | 2024-08-30   |

This Statement of Information was prepared on: 23/09/2024

