

# 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

18 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)

Range between \$1,750,000 & \$1,900,000

### 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	132a Glen Iris Rd GLEN IRIS 3146	\$1,820,000	03/12/2024
2	1b Golden Qdrnt GLEN IRIS 3146	\$1,900,000	29/10/2024
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: 04/03/2025 15:24

18 Wills Street, Glen Iris Vic 3146

Tim Heavyside  
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 4  3  2

**Property Type:** House  
**Land Size:** 259 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,900,000  
**Median House Price**  
December quarter 2024: \$2,232,500

## Comparable Properties



132a Glen Iris Rd GLEN IRIS 3146 (REI)

[Agent Comments](#)

 4  2  3

**Price:** \$1,820,000  
**Method:** Private Sale  
**Date:** 03/12/2024  
**Property Type:** House  
**Land Size:** 365 sqm approx



1b Golden Qdrnt GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

 4  3  2

**Price:** \$1,900,000  
**Method:** Sold Before Auction  
**Date:** 29/10/2024  
**Property Type:** House (Res)  
**Land Size:** 298 sqm approx

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.

Account - Heavyside



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