
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 10/38 Edgar Street, Glen Iris 3146

Indicative selling price

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

Single price \$ or range between \$290,000 & \$315,000

Median sale price

Median price \$699,000 Property type Apartment Suburb Glen Iris

Period - From 01/07/2024 to 30/09/2024 Source R.E.I.V

Comparable property sales

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
11/77 Wattletree Road, Armadale 3143	\$315,000	31/08/2024
11/6 Edgar Street, Glen Iris 3146	\$295,000	15/08/2024
2/13 Dixon Street, Malvern 3144	\$313,150	10/12/2024

This Statement of Information was prepared on: 14/01/2025