

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

9/2 Scott Grove, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$1,342,500

Property Type Townhouse

Suburb Glen Iris

Period - From 26/02/2024

to 25/02/2025

Source Property Data

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.

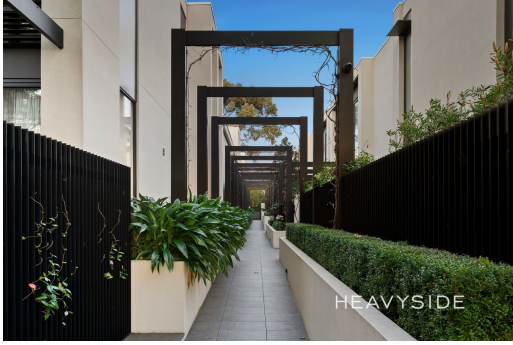
| | Address of comparable property | Price | Date of sale |
|---|---------------------------------|-------------|--------------|
| 1 | 8/120 High St GLEN IRIS 3146 | \$1,650,000 | 18/12/2024 |
| 2 | 216a Tooronga Rd GLEN IRIS 3146 | \$1,630,000 | 19/11/2024 |
| 3 | 2/37 Scott Gr GLEN IRIS 3146 | \$1,420,000 | 20/02/2025 |

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:

26/02/2025 14:41



3 2.5 2

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median Townhouse Price
26/02/2024 - 25/02/2025: \$1,342,500

Comparable Properties

8/120 High St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$1,650,000
Method:
Date: 18/12/2024
Property Type: House

216a Tooronga Rd GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$1,630,000
Method:
Date: 19/11/2024
Property Type: House



2/37 Scott Gr GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,420,000
Method: Auction Sale
Date: 20/02/2025
Property Type: Townhouse (Res)

Account - Heavyside



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