

## 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

2/58 EDGAR STREET NORTH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$845,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

4/122-126 MILTON PARADE GLEN IRIS VIC 3146	\$897,000	02-Oct-24
10/300-302 TOORONGA ROAD GLEN IRIS VIC 3146	\$790,000	19-Oct-24
6/3-5 VALENCY ROAD GLEN IRIS VIC 3146	\$842,000	29-Jul-24

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 6 months.

This Statement of Information was prepared on: 17 January 2025



**4/122-126 MILTON PARADE GLEN IRIS VIC 3146**

2 1 1

Sold Price

**\$897,000**

Sold Date

**02-Oct-24**

Distance

**0.2km**



**10/300-302 TOORONGA ROAD GLEN IRIS VIC 3146**

2 1 1

Sold Price

**\$790,000**

Sold Date

**19-Oct-24**

Distance

**0.39km**



**6/3-5 VALENCY ROAD GLEN IRIS VIC 3146**

2 1 1

Sold Price

**\$842,000**

Sold Date

**29-Jul-24**

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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