

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 503/1559-1567 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$673,000 & \$725,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Glen Iris

Period - From 01/01/2025 to 31/03/2025 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	7/25 Belmont Av.N GLEN IRIS 3146	\$692,500	29/03/2025
2			
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: 17/04/2025 15:47



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$673,000 - \$725,000

Median Unit Price

March quarter 2025: \$640,000

Comparable Properties



7/25 Belmont Av.N GLEN IRIS 3146 (REI)

Agent Comments

 2  2  1

Price: \$692,500

Method: Auction Sale

Date: 29/03/2025

Property Type: Unit

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 - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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