

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

43 Valley Parade, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$2,420,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2024

to

30/06/2024

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	1a Kardinia Rd GLEN IRIS 3146	\$1,750,000	03/08/2024
2	45a Parslow St MALVERN 3144	\$1,792,000	26/07/2024
3	3/37 Glencairn Av CAMBERWELL 3124	\$2,238,000	07/07/2024

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:

10/09/2024 13:27



 4  2  2

Property Type: House
Land Size: 444 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,000,000
Median House Price
June quarter 2024: \$2,420,000

Comparable Properties

1a Kardinia Rd GLEN IRIS 3146 (REI)

Agent Comments

 4  3  -

Price: \$1,750,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Townhouse (Res)



45a Parslow St MALVERN 3144 (REI)

Agent Comments

 4  2  -

Price: \$1,792,000
Method: Sold Before Auction
Date: 26/07/2024
Property Type: Townhouse (Res)



3/37 Glencairn Av CAMBERWELL 3124 (REI)

Agent Comments

 5  3  2

Price: \$2,238,000
Method: Private Sale
Date: 07/07/2024
Property Type: Townhouse (Res)