Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	42 Summerhill Road, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Single price \$2,880,000

Median sale price

Median price \$2,2	240,000 Pr	operty Type	House		Suburb	Glen Iris
Period - From 01/0	07/2024 to	30/09/2024		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

1	44 Staughton Rd GLEN IRIS 3146	\$2,925,000	17/08/2024
2	54 Florizel St GLEN IRIS 3146	\$2,880,000	17/08/2024
3	23 Johnston St ASHBURTON 3147	\$2,851,000	03/08/2024

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:	06/12/2024 19:00



Date of sale

RT Edgar









Indicative Selling Price \$2,880,000 Median House Price

Median House Price September quarter 2024: \$2,240,000

Property Type: House **Land Size:** 929 sqm approx

Agent Comments

No heritage overlay, double garage plus workshop, studio/ home gym

Comparable Properties



44 Staughton Rd GLEN IRIS 3146 (REI/VG)

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Agent Comments

Price: \$2,925,000 **Method:** Auction Sale **Date:** 17/08/2024

Property Type: House (Res) **Land Size:** 748 sqm approx



54 Florizel St GLEN IRIS 3146 (REI)

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a

Agent Comments

Price: \$2,880,000 **Method:** Auction Sale **Date:** 17/08/2024

Property Type: House (Res)



23 Johnston St ASHBURTON 3147 (REI/VG)

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Price: \$2,851,000 Method: Auction Sale Date: 03/08/2024

Property Type: House (Res) Land Size: 703 sqm approx **Agent Comments**

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





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