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 | 205 Glen Iris Road, Glen Iris Vic 3146 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between | \$1,800,000 | & | \$1,980,000 |
|---------------|-------------|---|-------------|
| | | | |

Median sale price

| Median price | \$2,232,500 | Pro | perty Type | House | | Suburb | Glen Iris |
|---------------|-------------|-----|------------|-------|--------|--------|-----------|
| Period - From | 01/10/2024 | to | 31/12/2024 | | 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 | 84 Glen Iris Rd GLEN IRIS 3146 | \$2,150,000 | 07/12/2024 |
|---|--------------------------------|-------------|------------|
| 2 | 107 High St GLEN IRIS 3146 | \$1,960,000 | 04/12/2024 |
| 3 | 95 Glen Iris Rd GLEN IRIS 3146 | \$1,855,000 | 23/11/2024 |

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: | 26/02/2025 11:48 |
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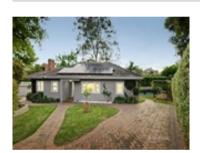
Property Type: House (Res) Land Size: 664 sqm approx **Agent Comments**

\$1,800,000 - \$1,980,000 **Median House Price**

Indicative Selling Price

December quarter 2024: \$2,232,500

Comparable Properties



84 Glen Iris Rd GLEN IRIS 3146 (REI)





Price: \$2,150,000 Method: Auction Sale Date: 07/12/2024

Property Type: House (Res) Land Size: 683 sqm approx

Agent Comments



107 High St GLEN IRIS 3146 (REI/VG)





Price: \$1,960,000

Method: Sold Before Auction

Date: 04/12/2024

Property Type: House (Res) Land Size: 780 sqm approx

Agent Comments



95 Glen Iris Rd GLEN IRIS 3146 (REI/VG)





Agent Comments

Price: \$1,855,000 Method: Auction Sale Date: 23/11/2024

Property Type: House (Res) Land Size: 665 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



