

# 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

13/58 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)

Single price \$560,000

### Median sale price

Median price \$710,000

Property Type Unit

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	5/1395 High St GLEN IRIS 3146	\$585,000	08/07/2024
2	105/220 Burke Rd GLEN IRIS 3146	\$540,000	18/06/2024
3	11/46 Edgar St GLEN IRIS 3146	\$548,000	27/02/2024

**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:

23/08/2024 10:16



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$560,000  
**Median Unit Price**  
June quarter 2024: \$710,000

## Comparable Properties



5/1395 High St GLEN IRIS 3146 (REI)

**Agent Comments**



**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 08/07/2024  
**Property Type:** Apartment



105/220 Burke Rd GLEN IRIS 3146 (REI)

**Agent Comments**



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 18/06/2024  
**Property Type:** Apartment



11/46 Edgar St GLEN IRIS 3146 (REI/VG)

**Agent Comments**



**Price:** \$548,000  
**Method:** Sold Before Auction  
**Date:** 27/02/2024  
**Property Type:** Apartment

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