

# 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

4 Moonya Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$2,400,000

&

\$2,600,000

### Median sale price

Median price

\$2,450,000

Property Type

House

Suburb

Glen Iris

Period - From

01/04/2023

to

31/03/2024

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	68 Madeline St GLEN IRIS 3146	\$2,586,000	17/02/2024
2	100 Great Valley Rd GLEN IRIS 3146	\$2,460,000	02/03/2024
3	34 Smith Rd CAMBERWELL 3124	\$2,460,000	13/12/2023

**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:

15/05/2024 15:23

4 Moonya Road, Glen Iris Vic 3146



Yili Ma

03 98181888

0412938115

yili.ma@belleproperty.com

**Indicative Selling Price**

\$2,400,000 - \$2,600,000

**Median House Price**

Year ending March 2024: \$2,450,000



5 2 2

**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 728 sqm approx

**Agent Comments**

## Comparable Properties



**68 Madeline St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,586,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

**Land Size:** 620 sqm approx



**100 Great Valley Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$2,460,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 627 sqm approx



**34 Smith Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,460,000

**Method:** Private Sale

**Date:** 13/12/2023

**Property Type:** House

**Land Size:** 809 sqm approx

**Account - Belle Property Glen Iris | P: 03 98181888**



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.