

# 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

201/25 Trent Street, 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 \$640,000

### Median sale price

Median price \$709,000

Property Type Unit

Suburb Glen Iris

Period - From 03/02/2024

to 02/02/2025

Source Property Data

### 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	201/1101 Toorak Rd CAMBERWELL 3124	\$620,000	20/12/2024
2	201/43 High St GLEN IRIS 3146	\$620,000	14/10/2024
3	409/1567 High St GLEN IRIS 3146	\$678,000	29/08/2024

**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:

03/02/2025 14:15



 2    2    1

**Property Type:** Apartment

**Agent Comments**

OC fees, approx. \$5100 Council rate. approx. \$1100 p.a Built around 2017

**Indicative Selling Price**

\$640,000

**Median Unit Price**

03/02/2024 - 02/02/2025: \$709,000

## Comparable Properties



**201/1101 Toorak Rd CAMBERWELL 3124 (REI)**

[Agent Comments](#)

 2    2    1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 20/12/2024

**Property Type:** Apartment



**201/43 High St GLEN IRIS 3146 (REI/VG)**

[Agent Comments](#)

 2    2    1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 14/10/2024

**Property Type:** Apartment

**409/1567 High St GLEN IRIS 3146 (VG)**

[Agent Comments](#)

 2    -    -

**Price:** \$678,000

**Method:** Sale

**Date:** 29/08/2024

**Property Type:** Strata Unit/Flat

**Account - The One Real Estate (AU) | P: 03 7007 5707**