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
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Address	201/25 Trent Street, 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	\$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

Aut	areas or comparable property	1 1100	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



Date of sale











Property Type: Apartment
Agent Comments

Indicative Selling Price \$640,000 Median Unit Price

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

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

Comparable Properties



201/1101 Toorak Rd CAMBERWELL 3124 (REI)

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Agent Comments

Price: \$620,000 **Method:** Private Sale **Date:** 20/12/2024

Property Type: Apartment



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

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Agent Comments

Price: \$620,000 Method: Private Sale Date: 14/10/2024

Property Type: Apartment

409/1567 High St GLEN IRIS 3146 (VG)

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Agent Comments

Price: \$678,000 Method: Sale Date: 29/08/2024

Property Type: Strata Unit/Flat

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





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