

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

1/42C Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$2,304,000

Property Type House

Suburb Glen Iris

Period - From 01/07/2024

to

30/06/2025

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 | 1/28 Edgar St GLEN IRIS 3146 | \$1,070,000 | 07/06/2025 |
| 2 | 2/1017 Toorak Rd CAMBERWELL 3124 | \$1,180,000 | 31/05/2025 |
| 3 | 1/7 Belmont Av GLEN IRIS 3146 | \$1,150,000 | 22/04/2025 |

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:

29/07/2025 15:12

1/42C Edgar Street, Glen Iris Vic 3146



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2025: \$2,304,000



2 2 1

Property Type: Unit

Agent Comments

Comparable Properties



1/28 Edgar St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$1,070,000

Method: Auction Sale

Date: 07/06/2025

Property Type: Townhouse (Res)



2/1017 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 2

Price: \$1,180,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Townhouse (Res)



1/7 Belmont Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2 2 2

Price: \$1,150,000

Method: Sold Before Auction

Date: 22/04/2025

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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