

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

102/2a Kenilworth Grove, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$815,000

Median sale price

Median price

\$637,500

Property Type

Unit

Suburb

Glen Iris

Period - From

01/10/2024

to

30/09/2025

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	108/1565 Malvern Rd GLEN IRIS 3146	\$810,000	01/10/2025
2	305/765 Toorak Rd HAWTHORN EAST 3123	\$820,000	07/07/2025
3			

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:

26/11/2025 15:49

102/2a Kenilworth Grove, Glen Iris Vic 3146



Isaac Morrisby
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Indicative Selling Price

\$815,000

Median Unit Price

Year ending September 2025: \$637,500



2 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



108/1565 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 2 2

Price: \$810,000

Method: Private Sale

Date: 01/10/2025

Property Type: Apartment



305/765 Toorak Rd HAWTHORN EAST 3123 (VG)

Agent Comments

2 - -

Price: \$820,000

Method: Sale

Date: 07/07/2025

Property Type: Strata Unit/Flat

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.

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



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