

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

108/5 Glenarm Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price

Median price \$601,000

Property Type Unit

Suburb Glen Iris

Period - From 08/10/2024

to

07/10/2025

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	211/770c Toorak Rd GLEN IRIS 3146	\$570,000	24/07/2025
2	311/43 High St GLEN IRIS 3146	\$620,000	09/05/2025
3	404/770b Toorak Rd GLEN IRIS 3146	\$570,000	23/04/2025

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:

08/10/2025 11:02

108/5 Glenarm Road, Glen Iris Vic 3146

Steven Zervas
0423767621
steven@heavyside.co



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$605,000

Median Unit Price

08/10/2024 - 07/10/2025: \$601,000

Comparable Properties



211/770c Toorak Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  1

Price: \$570,000

Method: Private Sale

Date: 24/07/2025

Property Type: Apartment



311/43 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  2  1

Price: \$620,000

Method: Private Sale

Date: 09/05/2025

Property Type: Apartment



404/770b Toorak Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  1

Price: \$570,000

Method: Private Sale

Date: 23/04/2025

Property Type: Apartment

Account - Heavyside



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