

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

11 Winifred Crescent, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,150,000

&

\$3,350,000

Median sale price

Median price \$2,675,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2025

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	11 Clyde St GLEN IRIS 3146	\$3,200,000	27/08/2025
2	29 Chamberlain St ASHBURTON 3147	\$3,270,000	16/08/2025
3	38 Washington Av MALVERN EAST 3145	\$3,220,000	14/06/2025

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:

24/09/2025 16:42

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Indicative Selling Price

\$3,150,000 - \$3,350,000

Median House Price

June quarter 2025: \$2,675,000



Property Type: House (Res)

Land Size: 695 sqm approx

Agent Comments

Comparable Properties



11 Clyde St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$3,200,000

Method: Sold Before Auction

Date: 27/08/2025

Property Type: House (Res)

Land Size: 652 sqm approx



29 Chamberlain St ASHBURTON 3147 (REI)

Agent Comments



Price: \$3,270,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Land Size: 664 sqm approx



38 Washington Av MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$3,220,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 699 sqm approx