

# 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

13/1526 High Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000

&

\$680,000

### Median sale price

Median price \$640,000

Property Type Unit

Suburb Glen Iris

Period - From 01/01/2025

to 31/03/2025

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	8/3 Osborne Av GLEN IRIS 3146	\$640,000	24/02/2025
2	7/16 Elizabeth St MALVERN 3144	\$685,000	21/01/2025
3	1/6 Finlayson St MALVERN 3144	\$660,000	25/10/2024

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:

10/04/2025 11:40

13/1526 High Street, Glen Iris Vic 3146



 2  1  1

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$650,000 - \$680,000

**Median Unit Price**

March quarter 2025: \$640,000

## Comparable Properties



**8/3 Osborne Av GLEN IRIS 3146 (REI)**

Agent Comments

 2  1  1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 24/02/2025

**Property Type:** Apartment



**7/16 Elizabeth St MALVERN 3144 (REI/VG)**

Agent Comments

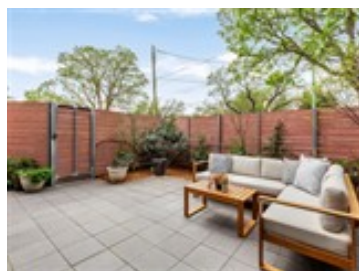
 2  1  2

**Price:** \$685,000

**Method:** Private Sale

**Date:** 21/01/2025

**Property Type:** Apartment



**1/6 Finlayson St MALVERN 3144 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$660,000

**Method:** Sold Before Auction

**Date:** 25/10/2024

**Property Type:** Apartment

**Account - Woodards** | P: 03 9830 8000 | F: 03 9888 2700



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