

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

13/1693 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,350,000

Property Type Townhouse

Suburb Glen Iris

Period - From 02/05/2024

to

01/05/2025

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	2/59 Maitland St GLEN IRIS 3146	\$1,370,000	05/04/2025
2	2/1693 Malvern Rd GLEN IRIS 3146	\$1,309,000	15/02/2025
3	1/9 Erica Av GLEN IRIS 3146	\$1,310,000	09/11/2024

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:

02/05/2025 14:42



3 3 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median Townhouse Price
02/05/2024 - 01/05/2025: \$1,350,000

Comparable Properties



2/59 Maitland St GLEN IRIS 3146 (REI)

Agent Comments

3 2 1

Price: \$1,370,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)



2/1693 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 3 2

Price: \$1,309,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Townhouse (Res)
Land Size: 159 sqm approx



1/9 Erica Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 2

Price: \$1,310,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Townhouse (Res)