## 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	13/1693 Malvern Road, Glen Iris Vic 3146
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,250,000	&	\$1,375,000
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#### Median sale price

Median price	\$1,350,000	Pro	perty Type T	ownhouse		Suburb	Glen Iris
Period - From	02/05/2024	to	01/05/2025	S	ource	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

Add	dress 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 comparableproperties 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









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)

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Agent Comments

**Price:** \$1,370,000 **Method:** Auction Sale **Date:** 05/04/2025

Property Type: Townhouse (Res)



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

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Agent Comments

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)

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2

**Price:** \$1,310,000 **Method:** Auction Sale **Date:** 09/11/2024

Property Type: Townhouse (Res)

Agent Comments

Account - VICPROP | P: 03 8888 1011





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