

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/18 ALBION ROAD, GLEN IRIS, VIC 3146

### Indicative selling price

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

Price Range: \$1,750,000 to \$1,850,000

### Median sale price

Median price

\$635,000

Property type

Unit

Suburb

GLEN IRIS

Period

01 January 2025 to 31 March 2025

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

3/8 DICKENS ST, GLEN IRIS, VIC 3146	\$1,821,000	12/11/2024
1/96 SUMMERHILL RD, GLEN IRIS, VIC 3146	\$1,650,000	09/11/2024
3/39 LAWSON ST, HAWTHORN EAST, VIC 3123	**\$1,938,000	15/03/2025

This Statement of Information was prepared on:

28/04/2025