

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

203/12 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Glen Iris

Period - From 01/07/2025 to 30/09/2025 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	211/770c Toorak Rd GLEN IRIS 3146	\$570,000	24/07/2025
2	404/770b Toorak Rd GLEN IRIS 3146	\$570,000	23/04/2025
3	506/770d Toorak Rd GLEN IRIS 3146	\$560,000	18/04/2025

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:

06/10/2025 15:14



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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

September quarter 2025: \$650,000

2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties

211/770c Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method:

Date: 24/07/2025

Property Type: Apartment

404/770b Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method:

Date: 23/04/2025

Property Type: Apartment

506/770d Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments

2 - -

Price: \$560,000

Method:

Date: 18/04/2025

Property Type: Unit

