

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

203/69 Aintree Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$676,000 Property Type Unit Suburb Glen Iris

Period - From 20/11/2024 to 19/11/2025 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	402/770a Toorak Rd GLEN IRIS 3146	\$665,000	12/08/2025
2	109/1557 Malvern Rd GLEN IRIS 3146	\$690,000	08/07/2025
3	605/1615 Malvern Rd GLEN IRIS 3146	\$690,000	17/06/2025

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: 20/11/2025 11:30



 2
  2
  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

20/11/2024 - 19/11/2025: \$676,000

Comparable Properties



402/770a Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments

 2
  2
  1

Price: \$665,000

Method: Private Sale

Date: 12/08/2025

Property Type: Apartment



109/1557 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$690,000

Method: Private Sale

Date: 08/07/2025

Property Type: Apartment



605/1615 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$690,000

Method: Private Sale

Date: 17/06/2025

Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222