

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

26/1501-1503 MALVERN ROAD GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$285,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

1/299-301 BURKE ROAD GLEN IRIS VIC 3146	\$285,000	25-Feb-25
4/11 BELMONT AVENUE GLEN IRIS VIC 3146	\$310,000	15-Feb-25
15/4 WILLS STREET GLEN IRIS VIC 3146	\$292,500	20-Jan-25

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 6 months.~~

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1/299-301 BURKE ROAD GLEN IRIS VIC 3146 Sold Price ^{RS} **\$285,000** Sold Date **25-Feb-25**

1 1 -

Distance **0.67km**



4/11 BELMONT AVENUE GLEN IRIS VIC 3146 Sold Price **\$310,000** Sold Date **15-Feb-25**

1 1 1

Distance **0.54km**



15/4 WILLS STREET GLEN IRIS VIC 3146 Sold Price **\$292,500** Sold Date **20-Jan-25**

1 1 1

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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