### 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	3/1421 High Street, 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 \$550,000 & \$595,000	Range between	\$550,000	&	\$595,000
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#### Median sale price

Median price	\$685,000	Pro	perty Type	Unit		Suburb	Glen Iris
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	4/146 Milton Pde GLEN IRIS 3146	\$606,000	16/06/2025
2	7/14 Finlayson St MALVERN 3144	\$559,000	13/06/2025
3	1/1395 High St GLEN IRIS 3146	\$575,000	10/06/2025

#### 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:	26/06/2025 16:43









**Property Type:** Agent Comments

**Indicative Selling Price** \$550,000 - \$595,000 **Median Unit Price** Year ending March 2025: \$685.000

## Comparable Properties



4/146 Milton Pde GLEN IRIS 3146 (REI)

Price: \$606,000 Method: Private Sale Date: 16/06/2025

Property Type: Apartment

**Agent Comments** 



7/14 Finlayson St MALVERN 3144 (REI)





**Agent Comments** 

Price: \$559,000 Method: Private Sale Date: 13/06/2025

Property Type: Apartment



1/1395 High St GLEN IRIS 3146 (REI)





Agent Comments

Price: \$575.000 Method: Private Sale Date: 10/06/2025

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255





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