

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

3/2 JUNE CRESCENT 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

4/61 ASHBURN GROVE ASHBURTON VIC 3147	\$800,000	17-May-25
1/14 MAVERSTON STREET GLEN IRIS VIC 3146	\$835,000	03-Jun-25
4/1548-1550 MALVERN ROAD GLEN IRIS VIC 3146	\$838,000	25-Mar-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.

This Statement of Information was prepared on: 11 September 2025

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**4/61 ASHBURN GROVE
ASHBURTON VIC 3147**

2 1 1

Sold Price **\$800,000** Sold Date **17-May-25**

Distance **1.51km**



**1/14 MAVERSTON STREET GLEN
IRIS VIC 3146**

2 1 1

Sold Price **\$835,000** Sold Date **03-Jun-25**

Distance **1.87km**



**4/1548-1550 MALVERN ROAD
GLEN IRIS VIC 3146**

2 1 1

Sold Price **\$838,000** Sold Date **25-Mar-25**

Distance **1.55km**

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

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