

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

3/25 Gardiner Parade, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$2,675,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2025

to

30/06/2025

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	3/12 Kenilworth Gr GLEN IRIS 3146	\$1,530,000	28/06/2025
2	2/34 Belmont Av.N GLEN IRIS 3146	\$1,595,000	16/06/2025
3	3/34 Belmont Av.N GLEN IRIS 3146	\$1,590,000	28/02/2025

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:

11/08/2025 10:09

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Indicative Selling Price
\$1,500,000 - \$1,650,000

Median House Price
June quarter 2025: \$2,675,000



3 2 2

Property Type: Townhouse (Res)
Land Size: 371 sqm approx
Agent Comments

Comparable Properties



3/12 Kenilworth Gr GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,530,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)



2/34 Belmont Av.N GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,595,000
Method: Private Sale
Date: 16/06/2025
Property Type: Townhouse (Single)



3/34 Belmont Av.N GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,590,000
Method: Private Sale
Date: 28/02/2025
Property Type: Townhouse (Single)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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