## 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	308/1559-1567 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 \$735,000	&	\$808,000
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#### Median sale price

Median price	\$650,000	Pro	perty Type	Unit		Suburb	Glen Iris
Period - From	01/07/2025	to	30/09/2025		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	15/233 Burke Rd GLEN IRIS 3146	\$748,000	17/10/2025
2	108/1565 Malvern Rd GLEN IRIS 3146	\$810,000	01/10/2025
3	6/443 Burke Rd GLEN IRIS 3146	\$750,000	17/09/2025

#### 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:	14/11/2025 16:45









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$735,000 - \$808,000 **Median Unit Price** September quarter 2025: \$650,000

## Comparable Properties



15/233 Burke Rd GLEN IRIS 3146 (REI)

Price: \$748,000 Method: Private Sale Date: 17/10/2025

Property Type: Apartment

**Agent Comments** 



108/1565 Malvern Rd GLEN IRIS 3146 (REI)

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Price: \$810,000 Method: Private Sale Date: 01/10/2025

Property Type: Apartment

**Agent Comments** 



6/443 Burke Rd GLEN IRIS 3146 (REI)

Price: \$750,000 Method: Private Sale Date: 17/09/2025

Property Type: Townhouse (Single)

**Agent Comments** 

Account - RT Edgar Boroondara | P: 88882000





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