

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

4/70 Edgar Street North, Glen Iris Vic 3146

Indicative selling price

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

Range between \$265,000 & \$275,000

Median sale price

Median price \$605,500 Property Type Unit Suburb Glen Iris

Period - From 29/07/2024 to 28/07/2025 Source Property Data

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	13/70 Edgar St.N GLEN IRIS 3146	\$271,500	03/06/2025
2	9/77 Edgar St.N GLEN IRIS 3146	\$282,000	07/05/2025
3	10/70 Edgar St.N GLEN IRIS 3146	\$257,000	20/02/2025

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:

29/07/2025 17:32

4/70 Edgar Street North, Glen Iris Vic 3146

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Indicative Selling Price
\$265,000 - \$275,000

Median Unit Price
29/07/2024 - 28/07/2025: \$605,500



 1  1  1

Property Type: Unit
Land Size: 1012 sqm approx
Agent Comments

Comparable Properties



13/70 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments

 1  1  1

Price: \$271,500
Method: Private Sale
Date: 03/06/2025
Property Type: Apartment



9/77 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments

 1  1  1

Price: \$282,000
Method: Private Sale
Date: 07/05/2025
Property Type: Apartment



10/70 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments

 1  1  1

Price: \$257,000
Method: Private Sale
Date: 20/02/2025
Property Type: Apartment

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044