

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

5/10-12 Nash Street, Glen Iris VIC 3146

Indicative selling price

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

Range between

\$570,000

&

\$625,000

Median sale price

Median price

\$685,000

Property Type

Unit

Suburb

Glen Iris

Period - From

07/10/2024

to

07/04/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|--------------------------------|-----------|--------------|
| 4/10 Meredith St, Malvern Vic | \$620,000 | 01/04/2025 |
| 3/17 Belmont Av, Glen Iris Vic | \$592,000 | 25/03/2025 |
| 8/251 Burke Rd, Glen Iris Vic | \$577,500 | 14/03/2025 |

This Statement of Information was prepared on:

08/04/2025