

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	56/1501-1503 Malvern Road, Glen Iris, VIC 3146
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Indicative selling price

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

Price Range	\$500,000	&	\$525,000
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Median sale price

Median price	\$770,000	Property Type	Unit	Suburb	Glen Iris (3146)
Period - From	01/06/2024	to	31/05/2025	Source	RPDATA

Comparable property sales

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
9/6 OSBORNE AVENUE, GLEN IRIS VIC 3146	\$520,000	10/05/2025
9/304 TOORONGA ROAD, GLEN IRIS VIC 3146	\$520,000	25/03/2025
12/2 EDGAR STREET, GLEN IRIS VIC 3146	\$485,000	07/06/2025

This Statement of Information was prepared on: 01/08/2025