

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

6/35 Carroll Crescent, Glen Iris Vic 3146

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$637,500

Property Type Unit

Suburb Glen Iris

Period - From 01/10/2024

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	Price	Date of sale
1	708/770C Toorak Rd GLEN IRIS 3146	\$450,000	10/10/2025
2	2/220 Burke Rd GLEN IRIS 3146	\$441,000	19/11/2025
3	406/12 High St GLEN IRIS 3146	\$430,000	05/09/2025

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:

24/11/2025 15:00

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1 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending September 2025: \$637,500

Comparable Properties

708/770C Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments

1 1 1

Price: \$450,000
Method:
Date: 10/10/2025
Property Type: Apartment



2/220 Burke Rd GLEN IRIS 3146 (REI)

Agent Comments

1 1 1

Price: \$441,000
Method: Sold Before Auction
Date: 19/11/2025
Property Type: Apartment



406/12 High St GLEN IRIS 3146 (REI)

Agent Comments

1 1 1

Price: \$430,000
Method: Private Sale
Date: 05/09/2025
Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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