

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

66 Rosedale Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,850,000

&

\$4,235,000

Median sale price

Median price \$2,423,500

Property Type House

Suburb Glen Iris

Period - From 05/11/2024

to 04/11/2025

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	10 Howard St GLEN IRIS 3146	\$4,180,000	13/09/2025
2	8 Britten St GLEN IRIS 3146	\$4,050,000	06/06/2025
3	21 Ashburton Rd GLEN IRIS 3146	\$3,900,000	31/05/2025

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:

05/11/2025 16:15



4 2 2

Property Type: House (Res)
Land Size: 886 sqm approx
Agent Comments

Indicative Selling Price
\$3,850,000 - \$4,235,000
Median House Price
05/11/2024 - 04/11/2025: \$2,423,500

Comparable Properties

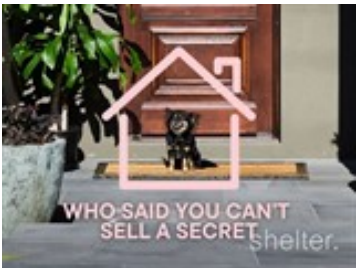


10 Howard St GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$4,180,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 858 sqm approx



8 Britten St GLEN IRIS 3146 (REI)

Agent Comments

3 2 -

Price: \$4,050,000
Method: Private Sale
Date: 06/06/2025
Property Type: House
Land Size: 858 sqm approx



21 Ashburton Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

5 3 5

Price: \$3,900,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 806 sqm approx

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



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