

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

6A/77 EDGAR STREET NORTH GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

2/2 BELMONT AVENUE GLEN IRIS VIC 3146	\$500,000	05-Apr-25
7/1737 MALVERN ROAD GLEN IRIS VIC 3146	\$470,000	06-Mar-25
8/47 CARROLL CRESCENT GLEN IRIS VIC 3146	\$538,000	24-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 07 May 2025

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**2/2 BELMONT AVENUE GLEN IRIS
VIC 3146**

Sold Price

^{RS} **\$500,000** Sold Date **05-Apr-25**

2 1 1

Distance **1.05km**



**7/1737 MALVERN ROAD GLEN IRIS
VIC 3146**

Sold Price

\$470,000 Sold Date **06-Mar-25**

2 1 1

Distance **1.52km**



**8/47 CARROLL CRESCENT GLEN
IRIS VIC 3146**

Sold Price

\$538,000 Sold Date **24-Jan-25**

2 1 1

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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