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	8 Francis Crescent, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,500,000	&	\$2,750,000
-			

Median sale price

Median price	\$2,335,000	Pro	perty Type	House		Suburb	Glen Iris
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	39 Summerhill Av MALVERN EAST 3145	\$2,250,000	03/02/2025
2	42 Summerhill Rd GLEN IRIS 3146	\$2,700,000	12/12/2024
3	5 Bath Rd GLEN IRIS 3146	\$2,587,500	30/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$2,500,000 - \$2,750,000 **Median House Price** Year ending December 2024: \$2,335,000



Rooms: 7

Property Type: House (Res) Land Size: 683 sqm approx

Agent Comments

Comparable Properties



39 Summerhill Av MALVERN EAST 3145 (REI)

Price: \$2,250,000 Method: Private Sale Date: 03/02/2025 Property Type: House Land Size: 650 sqm approx **Agent Comments**



42 Summerhill Rd GLEN IRIS 3146 (REI/VG)





Price: \$2,700,000 Method: Private Sale Date: 12/12/2024 Property Type: House Land Size: 929 sqm approx



5 Bath Rd GLEN IRIS 3146 (REI/VG)

Price: \$2,587,500 Method: Auction Sale Date: 30/11/2024

Property Type: House (Res) Land Size: 678 sqm approx **Agent Comments**

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990





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