

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

9/1501-1503 MALVERN ROAD 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jun 2024

to

31 May 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

4/11 BELMONT AVENUE GLEN IRIS VIC 3146

\$310,000

15-Feb-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: 02 June 2025



**4/11 BELMONT AVENUE GLEN IRIS
VIC 3146**

Sold Price

\$310,000

Sold Date

15-Feb-25



1



1



1

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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