## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 9/2 Scott Grove, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,600,000		&		\$1,760,000			
Median sale p	rice							
Median price	\$2,675,000	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4/2 Scott Gr GLEN IRIS 3146	\$1,850,000	08/08/2025
2	2/12c Spring Rd MALVERN 3144	\$1,650,000	25/07/2025
3	3/34 Belmont Av.N GLEN IRIS 3146	\$1,590,000	28/02/2025

OR

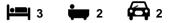
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

08/08/2025 15:57







**Property Type:** House Agent Comments

Tim Heavyside 94703390 0403020404 tim@heavyside.co

Indicative Selling Price \$1,600,000 - \$1,760,000 Median House Price June quarter 2025: \$2,675,000

# **Comparable Properties**



4/2 Scott Gr GLEN IRIS 3146 (REI)



Price: \$1,850,000 Method: Private Sale Date: 08/08/2025 Property Type: Townhouse (Single)

Agent Comments

Agent Comments



2/12c Spring Rd MALVERN 3144 (REI)

2



Price: \$1,650,000 Method: Private Sale Date: 25/07/2025 Property Type: Townhouse (Single)



3/34 Belmont Av.N GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,590,000 Method: Private Sale Date: 28/02/2025 Property Type: Townhouse (Single)

#### Account - Heavyside



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