

# 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

9/2 Scott Grove, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,760,000

### Median sale price

Median price \$2,675,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2025

to 30/06/2025

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	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

9/2 Scott Grove, Glen Iris Vic 3146

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



 3  2  2

**Property Type:** House

Agent Comments

**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)**

Agent Comments

 3  2  2

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 08/08/2025

**Property Type:** Townhouse (Single)



**2/12c Spring Rd MALVERN 3144 (REI)**

Agent Comments

 3  2  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

 3  2  2

**Price:** \$1,590,000

**Method:** Private Sale

**Date:** 28/02/2025

**Property Type:** Townhouse (Single)

Account - Heavyside



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