Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$560,000

Address	9/60 Edgar Street North, Glen Iris Vic 3146
Including suburb and	
postcode	
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Indicative selling price

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

Range between \$520,000	&	\$570,000
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Median sale price

Median price	\$645,000	Pro	perty Type	Unit		Suburb	Glen Iris
Period - From	01/07/2024	to	30/06/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

5/47 Carroll Cr GLEN IRIS 3146

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.

Addres	s of comparable property	Price	Date of sale
1 3/	1421 High St GLEN IRIS 3146	\$537,000	01/09/2025
2 2/	71 Edgar St.N GLEN IRIS 3146	\$526,000	05/08/2025

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:	10/09/2025 09:30



21/07/2025







Rooms: 3

Property Type: Apartment Agent Comments

Indicative Selling Price \$520,000 - \$570,000 Median Unit Price Year ending June 2025: \$645,000

Comparable Properties



3/1421 High St GLEN IRIS 3146 (REI)

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Agent Comments

Price: \$537,000 Method: Private Sale Date: 01/09/2025

Property Type: Apartment



2/71 Edgar St.N GLEN IRIS 3146 (REI)

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Agent Comments

Price: \$526,000

Method: Sold Before Auction

Date: 05/08/2025 Property Type: Unit



5/47 Carroll Cr GLEN IRIS 3146 (REI/VG)

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Agent Comments

Price: \$560,000 **Method:** Private Sale **Date:** 21/07/2025

Property Type: Apartment

Account - Buxton | P: 03 9809 9888 | F: 03 9809 9899





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