

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

G01/12 HIGH STREET 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

\$440,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

2/120-122 DARLING ROAD MALVERN EAST VIC 3145	\$501,000	16-Jun-25
7/102 DARLING ROAD MALVERN EAST VIC 3145	\$425,000	28-Jun-25
G17/25 TRENT STREET GLEN IRIS VIC 3146	\$470,000	03-Apr-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: 29 July 2025



**2/120-122 DARLING ROAD
MALVERN EAST VIC 3145**

 1  1  1

Sold Price **\$501,000** Sold Date **16-Jun-25**

Distance **1.29km**



**7/102 DARLING ROAD MALVERN
EAST VIC 3145**

 1  1  1

Sold Price ^{RS} **\$425,000** Sold Date **28-Jun-25**

Distance **1.46km**



**G17/25 TRENT STREET GLEN IRIS
VIC 3146**

 1  1  1

Sold Price **\$470,000** Sold Date **03-Apr-25**

Distance **1.85km**

RS = Recent sale **UN** = Undisclosed Sale

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