

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

G7/1631 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

\$709,000

or range
between

&

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

15/249 BURKE ROAD GLEN IRIS VIC 3146	\$703,000	24-May-25
605/1615 MALVERN ROAD GLEN IRIS VIC 3146	\$690,000	17-Jun-25
7/25 BELMONT AVENUE NORTH GLEN IRIS VIC 3146	\$692,500	29-Mar-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: 15 July 2025

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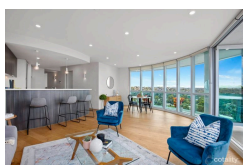


**15/249 BURKE ROAD GLEN IRIS
VIC 3146**

2 2 1

Sold Price **\$703,000** Sold Date **24-May-25**

Distance **0.17km**



**605/1615 MALVERN ROAD GLEN
IRIS VIC 3146**

2 2 1

Sold Price ^{RS} **\$690,000** Sold Date **17-Jun-25**

Distance **0.09km**



**7/25 BELMONT AVENUE NORTH
GLEN IRIS VIC 3146**

2 2 1

Sold Price **\$692,500** Sold Date **29-Mar-25**

Distance **0.41km**

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

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