

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

4-bedrooms, 3.5bathrooms, Double Car Garage, Private internal Lift 268sqm of internal living and 98 sqm of external yard Completion is in 2 weeks 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

\$2,250,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

34 QUEENS PARADE GLEN IRIS VIC 3146	\$2,100,000	09-Aug-24
9A STOCKS AVENUE ASHBURTON VIC 3147	\$2,350,000	30-May-25
2/17 DICKENS STREET GLEN IRIS VIC 3146	-	21-May-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: 04 August 2025


**34 QUEENS PARADE GLEN IRIS
VIC 3146**
 4  3  2

Sold Price

\$2,100,000

 Sold Date **09-Aug-24**

Distance

0.3km

**9A STOCKS AVENUE ASHBURTON
VIC 3147**
 4  3  2

Sold Price

\$2,350,000

 Sold Date **30-May-25**

Distance

0.97km

**2/17 DICKENS STREET GLEN IRIS
VIC 3146**
 4  4  2

Sold Price

^{RS} ^{UN}
-

 Sold Date **21-May-25**

Distance

1.79km
RS = Recent sale

UN = Undisclosed Sale

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