

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

7/1707 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

\$2,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jan 2025

to

31 Dec 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

6/1691 MALVERN ROAD GLEN IRIS VIC 3146	-	03-Sep-25
103/42 WILLS STREET GLEN IRIS VIC 3146	\$1,410,000	16-Oct-25
18 SCOTT GROVE GLEN IRIS VIC 3146	\$1,700,000	02-Oct-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: 13 January 2026



6/1691 MALVERN ROAD GLEN IRIS VIC 3146

 4  3  2

Sold Price

- Sold Date **03-Sep-25**

Distance **0.11km**



103/42 WILLS STREET GLEN IRIS VIC 3146

 4  3  2

Sold Price

\$1,410,000

Sold Date **16-Oct-25**

Distance **0.29km**



18 SCOTT GROVE GLEN IRIS VIC 3146

 4  3  2

Sold Price

\$1,700,000

Sold Date **02-Oct-25**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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