

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

1/13 Glenvale Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$520,000 & \$550,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Glen Iris

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 six 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
1	9/60 Edgar St.N GLEN IRIS 3146	\$540,000	22/11/2025
2	4/4 Osborne Av GLEN IRIS 3146	\$547,500	12/11/2025
3	3/45 Carroll Cr GLEN IRIS 3146	\$500,000	29/10/2025

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:

30/03/2026 13:49

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2
 1
 1

Property Type: Apartment**Agent Comments**

Boasting proportions larger than many contemporary apartments, this light-filled ground floor residence is privately positioned within a quiet brick complex along one of Glen Iris' most picturesque tree-lined streets.

Indicative Selling Price

\$520,000 - \$550,000

Median Unit Price

December quarter 2025: \$717,500

Comparable Properties

**9/60 Edgar St.N GLEN IRIS 3146 (REI)****Agent Comments**

2
 1
 1

Price: \$540,000**Method:** Sold Before Auction**Date:** 22/11/2025**Property Type:** Apartment**4/4 Osborne Av GLEN IRIS 3146 (REI/VG)****Agent Comments**

2
 1
 1

Price: \$547,500**Method:** Private Sale**Date:** 12/11/2025**Property Type:** Apartment**Land Size:** 1089 sqm approx**3/45 Carroll Cr GLEN IRIS 3146 (VG)****Agent Comments**

2
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Price: \$500,000**Method:** Sale**Date:** 29/10/2025**Property Type:** Strata Unit/Flat