

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

1/23 Clyde Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$668,000

Property Type Unit

Suburb Glen Iris

Period - From 06/05/2024

to

05/05/2025

Source Property Data

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	6 Anthony St GLEN IRIS 3146	\$1,750,000	29/03/2025
2	46 Paxton St MALVERN EAST 3145	\$1,940,000	22/02/2025
3	28 Ardrie Rd MALVERN EAST 3145	\$1,915,000	05/12/2024

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:

06/05/2025 13:12



3 2 3

Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,850,000

Median Unit Price

06/05/2024 - 05/05/2025: \$668,000

Comparable Properties



6 Anthony St GLEN IRIS 3146 (REI)

Agent Comments

3 2 3

Price: \$1,750,000

Method: Private Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 305 sqm approx



46 Paxton St MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 2

Price: \$1,940,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 341 sqm approx



28 Ardrie Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 2

Price: \$1,915,000

Method: Sold Before Auction

Date: 05/12/2024

Property Type: House (Res)

Land Size: 494 sqm approx

Account - Jellis Craig | P: 03 9864 5000