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	1/23 Clyde Street, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,700,000	&	\$1,850,000
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Median sale price

Median price	\$668,000	Pro	perty Type Un	it]	Suburb	Glen Iris
Period - From	06/05/2024	to	05/05/2025	So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	6 Anthony St GLEN IRIS 3146	\$1,750,000	29/03/2025
	40 D	A	00/00/0005

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













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)



Price: \$1,750,000 Method: Private Sale Date: 29/03/2025

Property Type: House (Res) Land Size: 305 sqm approx

Agent Comments



46 Paxton St MALVERN EAST 3145 (REI/VG)

3





Agent Comments

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

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





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