

# 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 Peace Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,750,000

&

\$3,000,000

### Median sale price

Median price \$2,472,000

Property Type House

Suburb Glen Iris

Period - From 09/02/2023

to 08/02/2024

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	26 Adrian St GLEN IRIS 3146	\$2,900,000	09/09/2023
2	11 Hillcrest Rd GLEN IRIS 3146	\$2,820,000	23/09/2023
3	1 Chaleyer St GLEN IRIS 3146	\$2,700,000	28/10/2023

**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:

09/02/2024 16:35

1 Peace Street, Glen Iris Vic 3146



3   2   2

Rooms: 7

Property Type: house

Land Size: 1143m sqm approx

Agent Comments

Simon Lord  
03 9810 5080  
0407 337 557  
simonlord@jellisrcraig.com.au

**Indicative Selling Price**

\$2,750,000 - \$3,000,000

**Median House Price**

09/02/2023 - 08/02/2024: \$2,472,000

## Comparable Properties



26 Adrian St GLEN IRIS 3146 (REI/VG)

Agent Comments

5   3   2

Price: \$2,900,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 889 sqm approx



11 Hillcrest Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4   2   2

Price: \$2,820,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 819 sqm approx



1 Chaleyer St GLEN IRIS 3146 (REI/VG)

Agent Comments

4   3   2

Price: \$2,700,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 767 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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