

# 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

102/1571 Malvern Road, 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 \$760,000 & \$830,000

### Median sale price

Median price \$760,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2026 to 30/06/2026 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 | 101/221 Burke Rd GLEN IRIS 3146   | \$775,000 | 18/07/2026   |
| 2 | 6/108 Glen Iris Rd GLEN IRIS 3146 | \$820,100 | 01/06/2026   |
| 3 | 201/1455 High St GLEN IRIS 3146   | \$782,000 | 12/05/2026   |

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:

08/09/2026 10:58

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**Indicative Selling Price**

\$760,000 - \$830,000

**Median Unit Price**

June quarter 2026: \$760,000



2 2 2

**Property Type:** Apartment

**Agent Comments**

Peacefully positioned towards the rear of the highly sought-after 'Balmoral' building, this bespoke two bedroom, two-bathroom residence combines timeless design with exceptional functionality in a superb Glen Iris setting.

## Comparable Properties



**101/221 Burke Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

2 2 2

**Price:** \$775,000

**Method:** Private Sale

**Date:** 18/07/2026

**Property Type:** Apartment

**6/108 Glen Iris Rd GLEN IRIS 3146 (VG)**

**Agent Comments**

2 - -

**Price:** \$820,100

**Method:** Sale

**Date:** 01/06/2026

**Property Type:** Strata Unit/Flat



**201/1455 High St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$782,000

**Method:** Private Sale

**Date:** 12/05/2026

**Property Type:** Apartment

**Account - Shelter Real Estate** | P: 03 9889 3990