

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

103 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,450,000 Property Type House Suburb Glen Iris

Period - From 01/04/2023 to 31/03/2024 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	49 Albion Rd GLEN IRIS 3146	\$2,300,000	25/05/2024
2	82 Albion Rd ASHBURTON 3147	\$2,285,000	18/05/2024
3	1837 Malvern Rd GLEN IRIS 3146	\$2,015,000	04/05/2024

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:

28/05/2024 17:08



5 2 3

Property Type: House (Res)

Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending March 2024: \$2,450,000

Comparable Properties



49 Albion Rd GLEN IRIS 3146 (REI)

Agent Comments

5 3 3

Price: \$2,300,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 709 sqm approx



82 Albion Rd ASHBURTON 3147 (REI)

Agent Comments

4 2 2

Price: \$2,285,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House

Land Size: 639 sqm approx



1837 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,015,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999