

# 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

1546 High 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 \$1,950,000 & \$2,090,000

### Median sale price

Median price \$2,437,500 Property Type House Suburb Glen Iris

Period - From 01/04/2023 to 30/06/2023 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	1827-1829 Malvern Rd GLEN IRIS 3146	\$2,055,000	25/05/2023
2	2 Hillside Pde GLEN IRIS 3146	\$2,010,000	07/09/2023
3	71 Glen Iris Rd GLEN IRIS 3146	\$1,880,000	14/07/2023

**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:

12/10/2023 17:07



3   1   5

**Property Type:** House  
**Land Size:** 780 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,950,000 - \$2,090,000  
**Median House Price**  
 June quarter 2023: \$2,437,500

## Comparable Properties



**1827-1829 Malvern Rd GLEN IRIS 3146 (REI)**   [Agent Comments](#)

4   2   2

**Price:** \$2,055,000  
**Method:** Sold Before Auction  
**Date:** 25/05/2023  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx



**2 Hillside Pde GLEN IRIS 3146 (REI)**   [Agent Comments](#)

4   1   8

**Price:** \$2,010,000  
**Method:** Private Sale  
**Date:** 07/09/2023  
**Property Type:** House  
**Land Size:** 697 sqm approx



**71 Glen Iris Rd GLEN IRIS 3146 (REI)**   [Agent Comments](#)

4   2   4

**Price:** \$1,880,000  
**Method:** Sold Before Auction  
**Date:** 14/07/2023  
**Property Type:** House (Res)  
**Land Size:** 789 sqm approx

**Account - Jellis Craig** | P: 03 9864 5000