

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

2/134-136 Milton Parade, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,220,000

Property Type Townhouse

Suburb Glen Iris

Period - From 04/08/2025

to

03/08/2026

Source 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.

	Address of comparable property	Price	Date of sale
1	5/122-126 Milton Pde GLEN IRIS 3146	\$960,000	04/07/2026
2	3/15 Osborne Av GLEN IRIS 3146	\$1,205,000	07/06/2026
3	2/21 Creswick St GLEN IRIS 3146	\$1,235,000	28/02/2026

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:

04/08/2026 20:11



 3  2  1

Rooms: 5

Property Type: Flat

Agent Comments

Comparable Properties



5/122-126 Milton Pde GLEN IRIS 3146 (REI)

Agent Comments

 2  1  1

Price: \$960,000

Method: Auction Sale

Date: 04/07/2026

Property Type: Townhouse (Res)



3/15 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,205,000

Method: Private Sale

Date: 07/06/2026

Property Type: Townhouse (Res)



2/21 Creswick St GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,235,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Villa