

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

2/31 Yeovil Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$750,000

&

\$790,000

Median sale price

Median price

\$710,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/01/2026

to

31/03/2026

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	2/4 Maverston St GLEN IRIS 3146	\$825,000	28/03/2026
2	2/23 Gardiner Pde GLEN IRIS 3146	\$840,000	10/02/2026
3			

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:

06/05/2026 09:06

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2
 1
 2

Property Type: Unit**Agent Comments**

Delivering immense appeal for first home entrants, busy professionals and downsizers valuing convenience and an opportunity to enhance the interior, this spacious and brilliantly sunlit unit provides comfort with magnificent scope to renovate and create your own low maintenance, contemporary abode.

Indicative Selling Price

\$750,000 - \$790,000

Median Unit Price

March quarter 2026: \$710,000

Comparable Properties

**2/4 Maverston St GLEN IRIS 3146 (REI)****Agent Comments**

2
 1
 1

Price: \$825,000**Method:** Auction Sale**Date:** 28/03/2026**Property Type:** Villa**2/23 Gardiner Pde GLEN IRIS 3146 (REI/VG)****Agent Comments**

2
 1
 1

Price: \$840,000**Method:** Sold Before Auction**Date:** 10/02/2026**Property Type:** Villa

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.