

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

2/64 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$740,000

&

\$800,000

Median sale price

Median price

\$647,500

Property Type

Unit

Suburb

Glen Iris

Period - From

17/08/2025

to

16/08/2026

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	5/5 Maitland St GLEN IRIS 3146	\$785,000	29/04/2026
2	1/29 Osborne Av GLEN IRIS 3146	\$760,000	27/04/2026
3	2/64 Cawkwell St MALVERN 3144	\$778,000	28/03/2026

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:

17/08/2026 15:22



Property Type: Apartment

Agent Comments

Comparable Properties



5/5 Maitland St GLEN IRIS 3146 (VG)

Agent Comments



Price: \$785,000

Method: Sale

Date: 29/04/2026

Property Type: Strata Unit/Flat



1/29 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 27/04/2026

Property Type: Unit



2/64 Cawkwell St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$778,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Apartment