

# 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

201/25 Trent 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)

Single price \$682,500

### Median sale price

Median price \$760,000

Property Type Unit

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	6/1021 Toorak Rd CAMBERWELL 3124	\$711,000	19/02/2024
2	2/105 Wattle Valley Rd CAMBERWELL 3124	\$649,000	09/12/2023
3	G07/25 Trent St GLEN IRIS 3146	\$750,000	24/02/2024

**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:

20/05/2024 09:18



2   2   1

**Property Type:** Strata Unit/Flat

**Land Size:**

**Agent Comments**

**Indicative Selling Price**

\$682,500

**Median Unit Price**

Year ending March 2024: \$760,000

## Comparable Properties



**6/1021 Toorak Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

2   1   2

**Price:** \$711,000

**Method:** Sold Before Auction

**Date:** 19/02/2024

**Property Type:** Apartment



**2/105 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$649,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** Apartment



**G07/25 Trent St GLEN IRIS 3146 (REI)**

**Agent Comments**

2   2   2

**Price:** \$750,000

**Method:** Expression of Interest

**Date:** 24/02/2024

**Property Type:** Apartment

**Land Size:** 83 sqm approx

**Account - The One Real Estate (AU) | P: 03 7007 5707**