

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

204/65 Maitland Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$676,000

Property Type Unit

Suburb Glen Iris

Period - From 01/04/2025

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	1/1 Chilcote Av MALVERN 3144	\$1,900,000	17/02/2026
2	1/1188 Malvern Rd MALVERN 3144	\$1,720,000	26/11/2025
3	303/1271-1273 High St MALVERN 3144	\$1,800,000	19/11/2025

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:

28/04/2026 15:32

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median Unit Price

Year ending March 2026: \$676,000

Comparable Properties

**1/1 Chilcote Av MALVERN 3144 (VG)**

Agent Comments

**Price:** \$1,900,000**Method:** Sale**Date:** 17/02/2026**Property Type:** Flat/Unit/Apartment (Res)**1/1188 Malvern Rd MALVERN 3144 (REI/VG)**

Agent Comments

**Price:** \$1,720,000**Method:** Private Sale**Date:** 26/11/2025**Property Type:** Apartment**303/1271-1273 High St MALVERN 3144 (REI)**

Agent Comments

**Price:** \$1,800,000**Method:** Private Sale**Date:** 19/11/2025**Property Type:** Apartment

Account - Marshall White | P: 03 9822 9999