

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

21 Glen Iris Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,437,000 Property Type House Suburb Camberwell

Period - From 01/01/2023 to 31/12/2023 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	52a Outlook Dr CAMBERWELL 3124	\$2,468,000	28/03/2024
2	21 Culliton Rd CAMBERWELL 3124	\$2,300,000	23/03/2024
3	3 Brinsley Rd CAMBERWELL 3124	\$2,300,000	23/03/2024

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:

12/04/2024 12:11



 4  3  3

Property Type: House
Land Size: 487 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
Year ending December 2023: \$2,437,000

Comparable Properties



52a Outlook Dr CAMBERWELL 3124 (REI)

Agent Comments

 4  3  2

Price: \$2,468,000
Method: Private Sale
Date: 28/03/2024
Property Type: House
Land Size: 346 sqm approx



21 Culliton Rd CAMBERWELL 3124 (REI)

Agent Comments

 4  2  2

Price: \$2,300,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)



3 Brinsley Rd CAMBERWELL 3124 (REI)

Agent Comments

 3  2  1

Price: \$2,300,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 457 sqm approx

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