

# 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

21a Lithgow 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)

Range between \$1,550,000 & \$1,700,000

### Median sale price

Median price \$2,393,000 Property Type House Suburb Glen Iris

Period - From 01/01/2024 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	12 Peate Av GLEN IRIS 3146	\$1,820,000	19/10/2023
2	21 Beatty Cr ASHBURTON 3147	\$1,745,000	28/10/2023
3	1/29 Beatty Cr ASHBURTON 3147	\$1,545,000	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:

19/04/2024 11:41



3 2 3

**Property Type:** House - Duplex  
(Conjoined)

**Land Size:** 401 sqm approx

**Agent Comments**

Relishing an elevated position surrounded by picturesque gardens, this endearing home behind an unassuming facade flaunts the splendour of its heritage amid luxurious, modern amenity.

**Indicative Selling Price**

\$1,550,000 - \$1,700,000

**Median House Price**

March quarter 2024: \$2,393,000

## Comparable Properties



12 Peate Av GLEN IRIS 3146 (REI/VG)

**Agent Comments**

4 1 2

**Price:** \$1,820,000

**Method:** Private Sale

**Date:** 19/10/2023

**Property Type:** House

**Land Size:** 395 sqm approx



21 Beatty Cr ASHBURTON 3147 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$1,745,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 557 sqm approx



1/29 Beatty Cr ASHBURTON 3147 (REI)

**Agent Comments**

3 2 3

**Price:** \$1,545,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)