

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

25 Ashburton Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,472,000 Property Type House Suburb Glen Iris

Period - From 01/10/2023 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	53 Renwick St GLEN IRIS 3146	\$2,370,000	25/10/2023
2	21 George St CAMBERWELL 3124	\$2,220,000	02/12/2023
3	10 Fuller Av GLEN IRIS 3146	\$2,090,000	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:

09/04/2024 10:40



3 1.5 2

Rooms: 5
Property Type: House
Land Size: 701 sqm approx

Agent Comments

Loved by one family for over 52 years, this c1928 home is a fine example of the California Bungalow style. On 701sqm approx with a rear northern aspect, you can unleash your inner architect (STCA).

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

December quarter 2023: \$2,472,000

Comparable Properties



53 Renwick St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 2

Price: \$2,370,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 647 sqm approx



21 George St CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 1

Price: \$2,220,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 658 sqm approx



10 Fuller Av GLEN IRIS 3146 (REI)

Agent Comments

3 1 2

Price: \$2,090,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 692 sqm approx