

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

25a Great Valley Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

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	32 Mount Ida Av HAWTHORN EAST 3123	\$3,446,000	17/02/2024
2	31 Aintree Rd GLEN IRIS 3146	\$3,050,000	21/12/2023
3	21 Rosedale Rd GLEN IRIS 3146	\$2,802,000	21/02/2024

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:

10/04/2024 13:40



4 3 2

Property Type:
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
December quarter 2023: \$2,472,000

Comparable Properties



32 Mount Ida Av HAWTHORN EAST 3123 (REI) **Agent Comments**

5 2 2

Price: \$3,446,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 591 sqm approx



31 Aintree Rd GLEN IRIS 3146 (REI/VG) **Agent Comments**

5 2 1

Price: \$3,050,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 483 sqm approx



21 Rosedale Rd GLEN IRIS 3146 (REI) **Agent Comments**

4 3 2

Price: \$2,802,000
Method: Private Sale
Date: 21/02/2024
Property Type: House

Account - Marshall White | P: 03 9822 9999