

# 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 Irymple Avenue, 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 \$2,500,000 & \$2,750,000

### Median sale price

Median price \$2,550,500 Property Type House Suburb Glen Iris

Period - From 01/01/2023 to 31/03/2023 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	3 Alice St MALVERN 3144	\$2,850,000	05/05/2023
2	3/13 Hedgeley Av MALVERN EAST 3145	\$2,710,000	28/02/2023
3	26 Rosedale Rd GLEN IRIS 3146	\$2,650,000	24/06/2023

**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.~~

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Property Type: House (Res)

**Indicative Selling Price**  
\$2,500,000 - \$2,750,000  
**Median House Price**  
March quarter 2023: \$2,550,500

## Comparable Properties



3 Alice St MALVERN 3144 (REI/VG)

Agent Comments

4 2 3

**Price:** \$2,850,000  
**Method:** Private Sale  
**Date:** 05/05/2023  
**Property Type:** House  
**Land Size:** 295 sqm approx



3/13 Hedgeley Av MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 2

**Price:** \$2,710,000  
**Method:** Private Sale  
**Date:** 28/02/2023  
**Property Type:** House



26 Rosedale Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

**Price:** \$2,650,000  
**Method:** Private Sale  
**Date:** 24/06/2023  
**Property Type:** House  
**Land Size:** 369 sqm approx

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