

# 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

26 Chaleyer 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 & \$1,650,000

### Median sale price

Median price \$2,492,500 Property Type House Suburb Glen Iris

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	33 Poulter St ASHBURTON 3147	\$1,700,000	04/11/2023
2	14 Dent St GLEN IRIS 3146	\$1,625,000	14/10/2023
3	1 Roslyn St BURWOOD 3125	\$1,510,000	26/08/2023

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.~~

This Statement of Information was prepared on:

13/02/2024 11:56



**Rooms:** 4

**Property Type:** House/Land

**Land Size:** 692 sqm approx

Agent Comments

## Comparable Properties

**33 Poulter St ASHBURTON 3147 (VG)**

Agent Comments



**Price:** \$1,700,000

**Method:** Sale

**Date:** 04/11/2023

**Property Type:** House (Res)

**Land Size:** 637 sqm approx



**14 Dent St GLEN IRIS 3146 (REI/VG)**

Agent Comments



**Price:** \$1,625,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 619 sqm approx



**1 Roslyn St BURWOOD 3125 (REI/VG)**

Agent Comments



**Price:** \$1,510,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** House (Res)

**Land Size:** 708 sqm approx