

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

3/12 Kenilworth Grove, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,345,000

Property Type

Townhouse

Suburb

Glen Iris

Period - From

04/06/2024

to

03/06/2025

Source

Property Data

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	2a Osborne Av GLEN IRIS 3146	\$1,410,000	17/05/2025
2	74 Gardiner Pde GLEN IRIS 3146	\$1,525,000	01/03/2025
3	1/56 Osborne Av GLEN IRIS 3146	\$1,442,000	06/12/2024

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:

04/06/2025 14:57



Steve Burke
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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median Townhouse Price

04/06/2024 - 03/06/2025: \$1,345,000



3 2 2

Rooms: 5

Property Type: Townhouse

Agent Comments

Comparable Properties



2a Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,410,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 183 sqm approx



74 Gardiner Pde GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,525,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 224 sqm approx



1/56 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,442,000

Method: Sold Before Auction

Date: 06/12/2024

Property Type: Townhouse (Res)