

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

3/1417 HIGH STREET GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,750

Property type

Unit

Suburb

Glen Iris

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

8/7 WARNER STREET MALVERN VIC 3144	\$670,000	07-May-26
G01/813 TOORAK ROAD HAWTHORN EAST VIC 3123	\$650,000	05-May-26
4/23 OSBORNE AVENUE GLEN IRIS VIC 3146	\$600,000	25-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 13 May 2026



**8/7 WARNER STREET MALVERN
VIC 3144**

2 1 1

Sold Price ^{RS} **\$670,000** ^{UN} Sold Date **07-May-26**

Distance **1.09km**



**G01/813 TOORAK ROAD
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price ^{RS} **\$650,000** ^{UN} Sold Date **05-May-26**

Distance **1.5km**



**4/23 OSBORNE AVENUE GLEN IRIS
VIC 3146**

2 1 1

Sold Price ^{RS} **\$600,000** Sold Date **25-Apr-26**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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