

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

3/1421 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$685,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2024 to 31/03/2025 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	1/251 Burke Rd GLEN IRIS 3146	\$555,000	07/04/2025
2	4/10 Meredith St MALVERN 3144	\$620,000	01/04/2025
3	1/1484 Malvern Rd GLEN IRIS 3146	\$562,000	29/03/2025

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:

24/04/2025 13:23



2 1 1

Property Type:
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
Year ending March 2025: \$685,000

Comparable Properties



1/251 Burke Rd GLEN IRIS 3146 (REI) **Agent Comments**

2 1 1

Price: \$555,000
Method: Private Sale
Date: 07/04/2025
Property Type: Unit



4/10 Meredith St MALVERN 3144 (REI) **Agent Comments**

2 1 1

Price: \$620,000
Method: Private Sale
Date: 01/04/2025
Property Type: Unit



1/1484 Malvern Rd GLEN IRIS 3146 (REI) **Agent Comments**

2 1 1

Price: \$562,000
Method: Private Sale
Date: 29/03/2025
Property Type: Apartment