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	3/1421 High Street, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$685,000	Pro	perty Type Ur	nit		Suburb	Glen Iris
Period - From	01/04/2024	to	31/03/2025	So	ource	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

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
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Date of sale



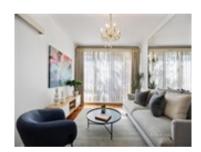




Property Type: Agent Comments

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

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



4/10 Meredith St MALVERN 3144 (REI)

2





Agent Comments

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



1/1484 Malvern Rd GLEN IRIS 3146 (REI)





Agent Comments

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

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255





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