

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

307/35-43 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

&

\$630,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/01/2025

to

31/12/2025

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	3/12 Illowa St MALVERN EAST 3145	\$622,000	17/12/2025
2	108/12 High St GLEN IRIS 3146	\$580,000	24/11/2025
3	607/1615 Malvern Rd GLEN IRIS 3146	\$609,000	22/11/2025

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:

26/03/2026 12:14

307/35-43 High Street, Glen Iris Vic 3146

JellisCraig



 2  1  1

Rooms: 3

Property Type: Apartment

Agent Comments

David Macmillan

03 9810 5000

0411 111 108

davidmacmillan@jellisrcraig.com.au

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

Year ending December 2025: \$650,000

Comparable Properties



3/12 Illowa St MALVERN EAST 3145 (REI/VG)

Agent Comments

 2  1  1

Price: \$622,000

Method: Auction Sale

Date: 17/12/2025

Property Type: Apartment



108/12 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 24/11/2025

Property Type: Apartment



607/1615 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  2  1

Price: \$609,000

Method: Private Sale

Date: 22/11/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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