

# 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

4/1425 High Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$460,000

### Median sale price

Median price \$665,000

Property Type Unit

Suburb Glen Iris

Period - From 01/01/2024

to 31/03/2024

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	6/66 Edgar St.N GLEN IRIS 3146	\$470,000	13/12/2023
2	7/73 Edgar St.N GLEN IRIS 3146	\$465,000	14/03/2024
3	3/75 Edgar St.N GLEN IRIS 3146	\$425,000	05/01/2024

**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:

06/06/2024 15:44



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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$460,000  
**Median Unit Price**  
March quarter 2024: \$665,000

## Comparable Properties



6/66 Edgar St.N GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 13/12/2023  
**Property Type:** Apartment



7/73 Edgar St.N GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

**Price:** \$465,000  
**Method:** Sold Before Auction  
**Date:** 14/03/2024  
**Property Type:** Apartment



3/75 Edgar St.N GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 05/01/2024  
**Property Type:** Apartment

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