Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	4/146 Milton Parade, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

hange between \$550,000 & \$500,000	Range between	\$550,000	&	\$600,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$685,000	Pro	perty 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

	aress of comparable property	1 1100	Date of Sale
1	4/1512 Malvern Rd GLEN IRIS 3146	\$550,000	15/05/2025
2	1/1484 Malvern Rd GLEN IRIS 3146	\$562,000	29/03/2025
3	9/29 Carroll Cr GLEN IRIS 3146	\$565,000	28/03/2025

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:	04/06/2025 12:52



Date of sale



Jay Price 0478 106 669 jay.price@belleproperty.com

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** Year ending March 2025: \$685,000



Rooms: 3

Property Type: Apartment **Agent Comments**

Comparable Properties



4/1512 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

Price: \$550,000 Method: Private Sale Date: 15/05/2025

Property Type: Apartment

1/1484 Malvern Rd GLEN IRIS 3146 (REI/VG)

2





Agent Comments

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

Property Type: Apartment



9/29 Carroll Cr GLEN IRIS 3146 (REI/VG)

Price: \$565,000

Method: Sold Before Auction

Date: 28/03/2025 Property Type: Unit **Agent Comments**

Account - Belle Property Glen Iris | P: 03 98181888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.