

# 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 Tower Hill Road, 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)

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$2,450,000 Property Type House Suburb Glen Iris

Period - From 01/07/2023 to 30/09/2023 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	63 Florizel St GLEN IRIS 3146	\$2,625,000	15/06/2023
2	113 Summerhill Rd GLEN IRIS 3146	\$2,556,000	21/09/2023
3	209 Glen Iris Rd GLEN IRIS 3146	\$2,462,000	14/10/2023

**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:

13/11/2023 08:51



**Rooms:** 10  
**Property Type:** House  
**Land Size:** 736 sqm approx

**Agent Comments**

A tastefully renovated single level Art Deco family home offering a luxurious four-bedroom plus study layout, multiple living zones, elegant period features, and expansive outdoor entertainment areas on a generous 736sqm parcel.

**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

September quarter 2023: \$2,450,000

## Comparable Properties



**63 Florizel St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**



**Price:** \$2,625,000  
**Method:** Private Sale  
**Date:** 15/06/2023  
**Property Type:** House  
**Land Size:** 649 sqm approx



**113 Summerhill Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**



**Price:** \$2,556,000  
**Method:** Private Sale  
**Date:** 21/09/2023  
**Property Type:** House  
**Land Size:** 697 sqm approx



**209 Glen Iris Rd GLEN IRIS 3146 (REI)**

**Agent Comments**



**Price:** \$2,462,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)  
**Land Size:** 678 sqm approx