

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

411/5 Glenarm Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,075,000

&

\$1,175,000

Median sale price

Median price \$760,000

Property Type Unit

Suburb Glen Iris

Period - From 01/04/2026

to

30/06/2026

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	211/585 Burke Rd CAMBERWELL 3124	\$1,120,000	29/07/2026
2	G12/1567 High St GLEN IRIS 3146	\$1,120,000	22/05/2026
3	201/1571 Malvern Rd GLEN IRIS 3146	\$1,050,000	02/04/2026

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:

06/08/2026 16:45



3 2 2

Property Type: Apartment

Agent Comments

Positioned high on the fourth floor with sweeping city views abundant natural light, this sophisticated three bedroom residence delivers the space, quality and lifestyle so often sought yet rarely found.

Indicative Selling Price

\$1,075,000 - \$1,175,000

Median Unit Price

June quarter 2026: \$760,000

Comparable Properties



211/585 Burke Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,120,000

Method: Private Sale

Date: 29/07/2026

Property Type: Apartment



G12/1567 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,120,000

Method: Private Sale

Date: 22/05/2026

Property Type: Apartment



201/1571 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 02/04/2026

Property Type: Apartment