

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

5/122-126 Milton Parade, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,285,000

Property Type

Townhouse

Suburb

Glen Iris

Period - From

09/06/2025

to

08/06/2026

Source

Property Data

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	3/6 Belmont Av GLEN IRIS 3146	\$820,000	16/05/2026
2	3/13 Osborne Av GLEN IRIS 3146	\$880,000	21/03/2026
3	1/58 Iris Rd GLEN IRIS 3146	\$855,000	21/03/2026

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:

09/06/2026 11:29



2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

09/06/2025 - 08/06/2026: \$1,285,000

Comparable Properties



3/6 Belmont Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$820,000

Method: Auction Sale

Date: 16/05/2026

Property Type: Unit



3/13 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$880,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Townhouse (Res)



1/58 Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$855,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit

Land Size: 140 sqm approx