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	5/46 Edgar Street, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

narige between \$320,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$520,000	&	\$570,000
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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

Add	dress of comparable property	Price	Date of sale
1	8/1456 Malvern Rd GLEN IRIS 3146	\$565,000	14/04/2025
2	8/12 Osborne Av GLEN IRIS 3146	\$537,000	27/02/2025
3	4/32 Edgar St GLEN IRIS 3146	\$550,000	29/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/05/2025 10:49





Liam Burke 03 9818 1888 0457 567 990 liam.burke@belleproperty.com

Indicative Selling Price \$520,000 - \$570,000 **Median Unit Price** Year ending March 2025: \$685,000



Rooms: 1

Property Type: Apartment **Agent Comments**

Comparable Properties



8/1456 Malvern Rd GLEN IRIS 3146 (REI)

Price: \$565,000 Method: Private Sale Date: 14/04/2025

Property Type: Apartment

Agent Comments



8/12 Osborne Av GLEN IRIS 3146 (REI/VG)

2





Agent Comments

Price: \$537,000 Method: Private Sale Date: 27/02/2025

Property Type: Apartment



4/32 Edgar St GLEN IRIS 3146 (REI/VG)



Price: \$550,000 Method: Private Sale Date: 29/12/2024

Property Type: Apartment

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888





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