

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

5/71 Edgar Street North, Glen Iris Vic 3146

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$676,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2025 to 31/03/2026 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	5/75 Edgar St.N GLEN IRIS 3146	\$480,000	07/04/2026
2	103/771 Toorak Rd HAWTHORN EAST 3123	\$515,000	02/04/2026
3	6/68 Edgar St.N GLEN IRIS 3146	\$486,000	22/11/2025

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:

23/04/2026 12:56



Rooms: 4

Property Type: Flat

Land Size: 1018.022 sqm approx

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending March 2026: \$676,000

Comparable Properties



5/75 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 07/04/2026

Property Type: Apartment



103/771 Toorak Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 02/04/2026

Property Type: Apartment



6/68 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments



Price: \$486,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Apartment