

# 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 Beryl Street, 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 \$2,100,000 & \$2,300,000

### Median sale price

Median price \$2,472,000 Property Type House Suburb Glen Iris

Period - From 01/10/2023 to 31/12/2023 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	28 Iris St BURWOOD 3125	\$2,300,000	09/09/2023
2	6 Orrong Cr CAMBERWELL 3124	\$2,130,000	16/09/2023
3	18 Lithgow St GLEN IRIS 3146	\$2,100,000	13/02/2024

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:

21/02/2024 14:05



**Rooms:** 9  
**Property Type:** House  
**Land Size:** 796 sqm approx  
Agent Comments

**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median House Price**

December quarter 2023: \$2,472,000

## Comparable Properties



**28 Iris St BURWOOD 3125 (REI/VG)**

Agent Comments



**Price:** \$2,300,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** House (Res)  
**Land Size:** 694 sqm approx



**6 Orrong Cr CAMBERWELL 3124 (REI/VG)**

Agent Comments



**Price:** \$2,130,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)  
**Land Size:** 760 sqm approx



**18 Lithgow St GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$2,100,000  
**Method:** Sold Before Auction  
**Date:** 13/02/2024  
**Property Type:** House  
**Land Size:** 810 sqm approx