

# 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 Sunhill Road, 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

\$2,500,000

&

\$2,750,000

### 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	21 Rosedale Rd GLEN IRIS 3146	\$2,802,000	21/02/2024
2	11 Lara St MALVERN 3144	\$2,800,000	10/11/2023
3	50 Mcarthur St MALVERN 3144	\$2,750,000	21/02/2024

**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:

19/03/2024 16:15

5 Sunhill Road, Glen Iris Vic 3146



4 3.5 2

**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,500,000 - \$2,750,000  
**Median House Price**  
December quarter 2023: \$2,472,000

## Comparable Properties



21 Rosedale Rd GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

**Price:** \$2,802,000  
**Method:** Private Sale  
**Date:** 21/02/2024  
**Property Type:** House



11 Lara St MALVERN 3144 (REI/VG)

Agent Comments

4 3 2

**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 10/11/2023  
**Property Type:** House  
**Land Size:** 346 sqm approx



50 Mcarthur St MALVERN 3144 (REI)

Agent Comments

4 2 1

**Price:** \$2,750,000  
**Method:** Sold Before Auction  
**Date:** 21/02/2024  
**Property Type:** House (Res)  
**Land Size:** 392 sqm approx

Account - Heavyside



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