

# 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

52 Renwick Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,600,000 & \$2,800,000

### Median sale price

Median price \$2,282,000 Property Type House 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	Price	Date of sale
1	96 Glen Iris Rd GLEN IRIS 3146	\$2,775,000	31/03/2025
2	22 Kardinia Rd GLEN IRIS 3146	\$2,885,000	29/03/2025
3	42 Summerhill Rd GLEN IRIS 3146	\$2,700,000	12/12/2024

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:

28/05/2025 13:22



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**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$2,600,000 - \$2,800,000  
**Median House Price**  
Year ending March 2025: \$2,282,000

## Comparable Properties



**96 Glen Iris Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

5   3   2

**Price:** \$2,775,000  
**Method:** Private Sale  
**Date:** 31/03/2025  
**Property Type:** House  
**Land Size:** 836 sqm approx



**22 Kardinia Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

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**Price:** \$2,885,000  
**Method:** Auction Sale  
**Date:** 29/03/2025  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx



**42 Summerhill Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

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**Price:** \$2,700,000  
**Method:** Private Sale  
**Date:** 12/12/2024  
**Property Type:** House  
**Land Size:** 929 sqm approx