

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

6/35 Maitland Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$760,000

Property Type Unit

Suburb Glen Iris

Period - From 01/04/2026

to

30/06/2026

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	2/1231 Malvern Rd MALVERN 3144	\$765,000	08/09/2026
2	3/98 Burke Rd MALVERN EAST 3145	\$752,000	20/06/2026
3	1/3 Valency Rd GLEN IRIS 3146	\$780,000	02/04/2026

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:

15/09/2026 12:21



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
June quarter 2026: \$760,000

Comparable Properties



2/1231 Malvern Rd MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$765,000
Method: Sold Before Auction
Date: 08/09/2026
Property Type: Apartment



3/98 Burke Rd MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$752,000
Method: Auction Sale
Date: 20/06/2026
Property Type: Apartment



1/3 Valency Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$780,000
Method: Private Sale
Date: 02/04/2026
Property Type: Apartment