

# 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

6/4 Edgar 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 \$1,275,000

&

\$1,375,000

### 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	1/1715-1719 Malvern Rd GLEN IRIS 3146	\$1,455,000	16/09/2023
2	2/59 Aintree Rd GLEN IRIS 3146	\$1,400,000	14/10/2023
3	5/56 Osborne Av GLEN IRIS 3146	\$1,300,000	10/12/2023

**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:

19/02/2024 12:14



**Rooms:** 5  
**Property Type:** Townhouse  
(Single)

**Agent Comments**

With established Silver Birch trees and an abundance of greenery providing leafy outlooks and dappled light inside the home flowing through to the supremely private entertaining space outside, a tranquil haven is created, all at the rear of a peaceful enclave set well back from the street.

**Indicative Selling Price**

\$1,275,000 - \$1,375,000

**Median House Price**

December quarter 2023: \$2,472,000

## Comparable Properties



1/1715-1719 Malvern Rd GLEN IRIS 3146 (REI) Agent Comments



**Price:** \$1,455,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** Townhouse (Res)



2/59 Aintree Rd GLEN IRIS 3146 (REI/VG) Agent Comments



**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)



5/56 Osborne Av GLEN IRIS 3146 (REI) Agent Comments



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 10/12/2023  
**Property Type:** Townhouse (Single)