

# 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

63 Aintree 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 \$2,050,000

&

\$2,250,000

### Median sale price

Median price \$2,239,000

Property Type House

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 | 1 Nyora St MALVERN EAST 3145   | \$2,500,000 | 08/07/2026   |
| 2 | 43 Jordan St MALVERN 3144      | \$2,165,000 | 31/03/2026   |
| 3 | 2 Richards Av GLEN IRIS 3146   | \$2,295,000 | 25/03/2026   |

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:

16/09/2026 16:46



3 1 2

**Property Type:** House

**Agent Comments**

Explore the incredible potential of this family home in a tightly held and prized locale, with option to develop now or into the future.

**Indicative Selling Price**

\$2,050,000 - \$2,250,000

**Median House Price**

June quarter 2026: \$2,239,000

## Comparable Properties



**1 Nyora St MALVERN EAST 3145 (REI)**

**Agent Comments**

3 2 2

**Price:** \$2,500,000

**Method:**

**Date:** 08/07/2026

**Property Type:** House



**43 Jordan St MALVERN 3144 (REI)**

**Agent Comments**

2 2 1

**Price:** \$2,165,000

**Method:** Auction Sale

**Date:** 31/03/2026

**Property Type:** House (Res)

**Land Size:** 322 sqm approx



**2 Richards Av GLEN IRIS 3146 (REI)**

**Agent Comments**

3 1 2

**Price:** \$2,295,000

**Method:** Sold Before Auction

**Date:** 25/03/2026

**Property Type:** House (Res)

**Land Size:** 774 sqm approx