

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 68 Madeline Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

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	9 Rowen St GLEN IRIS 3146	\$2,790,000	03/11/2023
2	1 Chaleyer St GLEN IRIS 3146	\$2,700,000	28/10/2023
3	113 Summerhill Rd GLEN IRIS 3146	\$2,556,000	21/09/2023

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: 22/01/2024 12:02



4 2 2

Property Type: House
Land Size: 615 sqm approx

Agent Comments

Active families who love to entertain are sure to be captivated by the inspired architectural renovation of this classic mid-century home just minutes from PLC and prized family amenities.

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

December quarter 2023: \$2,472,000

Comparable Properties



9 Rowen St GLEN IRIS 3146 (REI/VG)

Agent Comments

5 3 3

Price: \$2,790,000
Method: Sold Before Auction
Date: 03/11/2023
Property Type: House (Res)
Land Size: 623 sqm approx



1 Chaleyer St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 2

Price: \$2,700,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 767 sqm approx



113 Summerhill Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 3

Price: \$2,556,000
Method: Private Sale
Date: 21/09/2023
Property Type: House
Land Size: 697 sqm approx