

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 7/1501 Malvern Road, Glen Iris

## Indicative selling price

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

Single Price \$329,000

## Median sale price

Median price \$665,000 Property type Apartment Suburb Glen Iris

Period - From 01/01/2024 to 31/03/2024 Source REIV

## Comparable property sales

**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. 15/41 Carroll Crescent, Glen Iris VIC 3146	\$320,000	09/04/2024
2. 42/501-1503 Malvern Road, Glen Iris VIC 3146	\$320,000	28/02/2024
3. 8/38 Edgar Street, Glen Iris VIC 3146	\$345,000	11/01/2024

This Statement of Information was prepared on: 29/04/2024