

# 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

7/35 Scott Grove, 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 \$490,000

&

\$539,000

### Median sale price

Median price \$676,000

Property Type Unit

Suburb Glen Iris

Period - From 01/04/2025

to 31/03/2026

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 | 5/71 Edgar St.N GLEN IRIS 3146  | \$505,000 | 27/05/2026   |
| 2 | 8/247 Burke Rd GLEN IRIS 3146   | \$521,000 | 19/05/2026   |
| 3 | 1/13 Glenvale Rd GLEN IRIS 3146 | \$530,000 | 10/04/2026   |

**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:

17/06/2026 11:26



**Rooms:** 2  
**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**  
\$490,000 - \$539,000  
**Median Unit Price**  
Year ending March 2026: \$676,000

## Comparable Properties



**5/71 Edgar St.N GLEN IRIS 3146 (REI)**

**Agent Comments**



**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 27/05/2026  
**Property Type:** Apartment



**8/247 Burke Rd GLEN IRIS 3146 (REI)**

**Agent Comments**



**Price:** \$521,000  
**Method:** Private Sale  
**Date:** 19/05/2026  
**Property Type:** Apartment



**1/13 Glenvale Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 10/04/2026  
**Property Type:** Apartment