

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 8/65 Edgar Street North, Glen Iris Vic 3146

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Glen Iris

Period - From 01/01/2023 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	11/46 Edgar St GLEN IRIS 3146	\$548,000	27/02/2024
2	1004/770b Toorak Rd GLEN IRIS 3146	\$545,000	23/01/2024
3	1/25 Osborne Av GLEN IRIS 3146	\$515,000	31/01/2024

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: 18/03/2024 16:38



2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending December 2023: \$760,000

Comparable Properties



11/46 Edgar St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$548,000
Method: Sold Before Auction
Date: 27/02/2024
Property Type: Apartment



1004/770b Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$545,000
Method: Private Sale
Date: 23/01/2024
Property Type: Apartment



1/25 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$515,000
Method: Private Sale
Date: 31/01/2024
Property Type: Unit

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