# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 86 Bath Road, Glen Iris Vic 3146

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,650,000		&		\$1,750,000				
Median sale price									
Median price	\$2,300,000	Pro	operty Type	Hou	ISE		Suburb	Glen Iris	
Period - From	27/05/2024	to	26/05/2025		So	urce	Property	y Data	

### 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.

Ade	dress of comparable property	Price	Date of sale
1	1/13 Alfred Rd GLEN IRIS 3146	\$1,810,000	17/05/2025
2	54 Outlook Dr CAMBERWELL 3124	\$1,650,000	22/04/2025
3	2/2 Johnston St ASHBURTON 3147	\$1,605,000	15/02/2025

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.

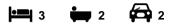
This Statement of Information was prepared on:

27/05/2025 10:43









**Property Type:** House Agent Comments

Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price 27/05/2024 - 26/05/2025: \$2,300,000

# **Comparable Properties**

1/13 Alfred Rd GLEN IRIS 3146 (REI) 4 2 2 2 Price: \$1,810,000 Method: Auction Sale Date: 17/05/2025 Property Type: House (Res)	Agent Comments
54 Outlook Dr CAMBERWELL 3124 (REI) 3 2 2 2 Price: \$1,650,000 Method: Private Sale Date: 22/04/2025 Property Type: House (Res) Land Size: 351 sqm approx	Agent Comments
2/2 Johnston St ASHBURTON 3147 (REI/VG) 4  3  2 Price: \$1,605,000 Method: Auction Sale Date: 15/02/2025 Property Type: Townhouse (Res)	Agent Comments

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