



FROG PROPERTY

Sales & Management

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

9/47 Carroll Crescent, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$510,000

&

\$560,000

Median sale price

Median price

\$725,000

Property type

Unit

Suburb

Glen Iris

Period - From

01 January 2026

to

30 June 2026

Source



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
6/45 Carroll Crescent, Glen Iris VIC 3146	\$522,500	01/04/2026
12/37 Carroll Crescent, Glen Iris VIC 3146	\$585,000	03/07/2026
8/46 Edgar Street, Glen Iris VIC 3146	\$540,000	13/07/2026

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: 21 September 2026

consumer.vic.gov.au

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www.FrogProperty.com.au

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