

# 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 Brixton Rise, 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 \$1,900,000 & \$2,090,000

### Median sale price

Median price \$2,470,000 Property Type House Suburb Glen Iris

Period - From 22/11/2022 to 21/11/2023 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	50 Maitland St GLEN IRIS 3146	\$2,050,000	18/11/2023
2	51 Great Valley Rd GLEN IRIS 3146	\$1,940,000	14/11/2023
3	12 Winifred Cr GLEN IRIS 3146	\$1,850,000	24/06/2023

**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:

22/11/2023 10:50



4   
 1   
 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,900,000 - \$2,090,000

**Median House Price**

22/11/2022 - 21/11/2023: \$2,470,000

## Comparable Properties



**50 Maitland St GLEN IRIS 3146 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$2,050,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 362 sqm approx



**51 Great Valley Rd GLEN IRIS 3146 (REI)**

Agent Comments

4   
 2   
 1

**Price:** \$1,940,000

**Method:** Private Sale

**Date:** 14/11/2023

**Property Type:** House

**Land Size:** 618 sqm approx



**12 Winifred Cr GLEN IRIS 3146 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,850,000

**Method:** Auction Sale

**Date:** 24/06/2023

**Property Type:** House (Res)

**Land Size:** 558 sqm approx

Account - Marshall White | P: 03 9822 9999



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