

# 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 Hyslop Street, 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 \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$2,472,000

Property Type House

Suburb Glen Iris

Period - From 01/10/2023

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	4a Morey St CAMBERWELL 3124	\$1,314,000	25/11/2023
2	1/4 Straughan St GLEN IRIS 3146	\$1,202,000	18/11/2023
3			

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:

08/02/2024 11:19



**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 355 sqm approx

**Agent Comments**

Positioned back from the street and enjoying the peace, privacy and visiting birdlife that comes with an established garden, the allure of this charismatic clinker brick period home is as much about its enviable setting as it is the warm and welcoming first impression.

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

December quarter 2023: \$2,472,000

## Comparable Properties



**4a Morey St CAMBERWELL 3124 (REI)**

**Agent Comments**



**Price:** \$1,314,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** Townhouse (Res)



**1/4 Straughan St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**



**Price:** \$1,202,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House  
**Land Size:** 312 sqm approx

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.