

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

1/5 AINTREE ROAD 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

\$1,050,000

&

\$1,145,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,368,500

Property type

House

Suburb

Glen Iris

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

1/28 EDGAR STREET GLEN IRIS VIC 3146

\$1,070,000

07-Jun-25

4/4-6 KARANA PLACE GLEN IRIS VIC 3146

\$1,180,000

27-Aug-25

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 6 months.

This Statement of Information was prepared on: 31 October 2025



1/28 EDGAR STREET GLEN IRIS VIC 3146 Sold Price **\$1,070,000** Sold Date **07-Jun-25**

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  1
  1

Distance **0.32km**



4/4-6 KARANA PLACE GLEN IRIS VIC 3146 Sold Price **\$1,180,000** Sold Date **27-Aug-25**

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  1
  1

Distance **1.56km**

RS = Recent sale **UN** = Undisclosed Sale

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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

2/5 AINTREE ROAD 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

1/28 EDGAR STREET GLEN IRIS VIC 3146	\$1,070,000	07-Jun-25

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 6 months.

This Statement of Information was prepared on: 31 October 2025



1/28 EDGAR STREET GLEN IRIS VIC 3146 Sold Price **\$1,070,000** Sold Date **07-Jun-25**

 2  1  1

Distance **0.32km**

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