

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
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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



Michael Sowersby

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1/28 EDGAR STREET GLEN IRIS VIC 3146

\$1,070,000 Sold Date **07-Jun-25**

2

1

1

Distance

0.32km



4/4-6 KARANA PLACE GLEN IRIS VIC 3146

Sold Price

\$1,180,000 Sold Date **27-Aug-25**

2

1

1

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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Statement of Information

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Property offered for sale

Address
Including suburb and
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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
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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

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1/28 EDGAR STREET GLEN IRIS VIC 3146

\$1,070,000 Sold Date **07-Jun-25**

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0.32km

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