

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 56/1501-1503 Malvern Road, Glen Iris, VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$500,000

&

\$525,000

Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Glen Iris (3146)

Period - From

01/06/2024

to

31/05/2025

Source

RPDATA

Comparable property sales

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
9/6 OSBORNE AVENUE, GLEN IRIS VIC 3146	\$520,000	10/05/2025
9/304 TOORONGA ROAD, GLEN IRIS VIC 3146	\$520,000	25/03/2025
12/2 EDGAR STREET, GLEN IRIS VIC 3146	\$485,000	07/06/2025

This Statement of Information was prepared on: 01/08/2025