

# 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 5/5 Maitland 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 \$800,000 & \$850,000

### Median sale price

Median price \$717,500 Property Type Unit Suburb Glen Iris

Period - From 01/10/2025 to 31/12/2025 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	3/18 Mercer Rd ARMADALE 3143	\$895,000	28/02/2026
2	24/3 Bickleigh St GLEN IRIS 3146	\$845,000	14/02/2026
3	1/12 Osborne Av GLEN IRIS 3146	\$800,000	15/10/2025

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.~~

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**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

December quarter 2025: \$717,500



2 1 1

**Property Type:** Townhouse

**Agent Comments**

Quietly positioned at the rear of just four other homes in a boutique complex surrounded by tranquil gardens, this immaculate townhouse epitomises style with generous, light-filled proportions.

## Comparable Properties



**3/18 Mercer Rd ARMADALE 3143 (REI)**

[Agent Comments](#)

2 1 2

**Price:** \$895,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** Apartment



**24/3 Bickleigh St GLEN IRIS 3146 (REI)**

[Agent Comments](#)

2 1 1

**Price:** \$845,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** Unit



**1/12 Osborne Av GLEN IRIS 3146 (REI/VG)**

[Agent Comments](#)

2 1 2

**Price:** \$800,000

**Method:** Private Sale

**Date:** 15/10/2025

**Property Type:** Apartment

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