

# 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 45/1501-1503 Malvern Road, 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 \$330,000 & \$360,000

### 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	1/4 Wills St GLEN IRIS 3146	\$320,000	15/11/2025
2	5/4 Wills St GLEN IRIS 3146	\$342,000	11/11/2025
3	207/770b Toorak Rd GLEN IRIS 3146	\$390,000	05/11/2025

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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Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Ed Rafter  
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**Indicative Selling Price**  
\$330,000 - \$360,000  
**Median Unit Price**  
December quarter 2025: \$717,500

## Comparable Properties



1/4 Wills St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 15/11/2025

Property Type: Apartment



5/4 Wills St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$342,000

Method: Sold Before Auction

Date: 11/11/2025

Property Type: Apartment



207/770b Toorak Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 05/11/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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