

# 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

7 Lillian 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

\$1,800,000

&

\$1,900,000

### Median sale price

Median price

\$2,513,250

Property Type

House

Suburb

Glen Iris

Period - From

01/01/2025

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		
2		
3		

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.

This Statement of Information was prepared on:

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**Rooms:** 8

**Property Type:** House

**Land Size:** 560 sqm approx

**Agent Comments**

Elevated 4 bedroom plus home office family home. Prized family pocket near parkland & schools. Architect extended & renovated. Formal living with OFP plus formal dining. Large family living/dining full of northern light. Open plan stone kitchen with Bosch appliances. Ground floor main bedroom.

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

Year ending December 2025: \$2,513,250

## Comparable Properties

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.

Account - FITCH PARTNERS PTY LTD | P: 0391149888



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