

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

108/1615 MALVERN 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$694,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Feb 2025

to

31 Jan 2026

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

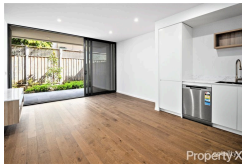
Date of sale

3/233 BURKE ROAD GLEN IRIS VIC 3146	\$520,000	25-Nov-25
2/220 BURKE ROAD GLEN IRIS VIC 3146	\$441,000	19-Nov-25
708/770C TOORAK ROAD GLEN IRIS VIC 3146	\$450,000	18-Sep-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: 26 February 2026



3/233 BURKE ROAD GLEN IRIS VIC 3146 Sold Price **\$520,000** Sold Date **25-Nov-25**

 1
  1
  1

Distance **0.35km**



2/220 BURKE ROAD GLEN IRIS VIC 3146 Sold Price **\$441,000** Sold Date **19-Nov-25**

 1
  1
  1

Distance **0.11km**



708/770C TOORAK ROAD GLEN IRIS VIC 3146 Sold Price **\$450,000** Sold Date **18-Sep-25**

 1
  1
  1

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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