

# 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

7/32 Edgar Street North, 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

\$600,000

&

\$660,000

### 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	5/1583 Malvern Rd GLEN IRIS 3146	\$620,000	17/11/2025
2	107/994 Toorak Rd CAMBERWELL 3124	\$650,000	30/10/2025
3	10/423 Tooronga Rd HAWTHORN EAST 3123	\$641,000	06/10/2025

**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.~~

This Statement of Information was prepared on:

27/01/2026 11:59



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
December quarter 2025: \$717,500

## Comparable Properties



**5/1583 Malvern Rd GLEN IRIS 3146 (REI/VG)**

[Agent Comments](#)



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 17/11/2025  
**Property Type:** Apartment



**107/994 Toorak Rd CAMBERWELL 3124 (REI/VG)**

[Agent Comments](#)



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 30/10/2025  
**Property Type:** Apartment



**10/423 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)**

[Agent Comments](#)



**Price:** \$641,000  
**Method:** Private Sale  
**Date:** 06/10/2025  
**Property Type:** Apartment