

# 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

2 Aintree 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

\$1,600,000

&

\$1,750,000

### Median sale price

Median price

\$2,020,000

Property Type

House

Suburb

Glen Iris

Period - From

24/08/2025

to

22/02/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
65 Carroll Crescent Glen Iris VIC 3146	\$1,675,000	29/03/2025
14B Young Street Glen Iris VIC 3146	\$1,765,000	23/08/2025
40 Cressy Street Malvern VIC 3144	\$1,790,000	29/11/2025

This Statement of Information was prepared on:

24/02/2026