

# 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

2/4 Maverston 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 \$790,000 & \$850,000

### 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	2/58 Bath Rd GLEN IRIS 3146	\$745,000	07/10/2025
2	3/2 June Cr GLEN IRIS 3146	\$805,000	04/10/2025
3	2/23 Gardiner Pde GLEN IRIS 3146	\$840,000	10/02/2026

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:

23/02/2026 12:37



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**Property Type:** Flat  
**Land Size:** 1039.853 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$850,000  
**Median Unit Price**  
December quarter 2025: \$717,500

## Comparable Properties



2/58 Bath Rd GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

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**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 07/10/2025  
**Property Type:** Villa



3/2 June Cr GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

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**Price:** \$805,000  
**Method:** Private Sale  
**Date:** 04/10/2025  
**Property Type:** Unit  
**Land Size:** 137 sqm approx



2/23 Gardiner Pde GLEN IRIS 3146 (REI)

[Agent Comments](#)

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**Price:** \$840,000  
**Method:** Sold Before Auction  
**Date:** 10/02/2026  
**Property Type:** Villa

Account - Marshall White | P: 03 9822 9999



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