

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

9/2 VICTOR 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Apr 2025

to

31 Mar 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

1/12 PEACE STREET GLEN IRIS VIC 3146	\$1,265,000	16-Mar-26
1/1 MONT IRIS AVENUE GLEN IRIS VIC 3146	\$1,260,000	06-Dec-24
15 PITT STREET ASHBURTON VIC 3147	\$1,333,000	22-Feb-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: 03 April 2026



1/12 PEACE STREET GLEN IRIS VIC Sold Price ^{RS} \$1,265,000 ^{UN} Sold Date 16-Mar-26

3 1 2

Distance 0.32km



1/1 MONT IRIS AVENUE GLEN IRIS VIC Sold Price \$1,260,000 Sold Date 06-Dec-24

3 2 2

Distance 0.55km



15 PITT STREET ASHBURTON VIC Sold Price \$1,333,000 Sold Date 22-Feb-25

3 2 1

Distance 0.84km

RS = Recent sale

UN = Undisclosed Sale

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