

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

3/5 Scott Grove, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,070,000

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	2/80 Bowen St CAMBERWELL 3124	\$1,040,000	27/11/2025
2	2/114 Darling Rd MALVERN EAST 3145	\$1,010,000	25/09/2025
3	3/102 Stanhope St MALVERN 3144	\$1,081,000	06/09/2025

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:

06/03/2026 12:34

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Indicative Selling Price
\$980,000 - \$1,070,000

Median Unit Price

December quarter 2025: \$717,500



2 1 2

Property Type: Unit

Agent Comments

Positioned in a highly sought-after, tree-lined locale with Malvern Road and High Street trams, shops and dining and both Gardiner and Glen Iris train stations within walking distance, this renovated villa unit offers a convenient, low maintenance lifestyle making it a brilliant first home.

Comparable Properties



2/80 Bowen St CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 2

Price: \$1,040,000

Method: Private Sale

Date: 27/11/2025

Property Type: Villa



2/114 Darling Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

2 1 2

Price: \$1,010,000

Method: Private Sale

Date: 25/09/2025

Property Type: Unit



3/102 Stanhope St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$1,081,000

Method: Auction Sale

Date: 06/09/2025

Property Type: Unit

Account - Shelter Real Estate | P: 03 9889 3990