

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

9/55 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,296,000 Property Type Townhouse Suburb Glen Iris

Period - From 07/04/2025 to 06/04/2026 Source Property Data

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 | 9/64 Anderson Rd HAWTHORN EAST 3123 | \$990,000 | 26/03/2026 |
| 2 | 2/1528 Malvern Rd GLEN IRIS 3146 | \$920,000 | 05/03/2026 |
| 3 | 4/57-59 Glen Iris Rd GLEN IRIS 3146 | \$1,006,000 | 28/02/2026 |

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:

07/04/2026 10:07

Christopher Cain
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Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

07/04/2025 - 06/04/2026: \$1,296,000



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



9/64 Anderson Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 2 2

Price: \$990,000

Method: Private Sale

Date: 26/03/2026

Property Type: Unit



2/1528 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 2 2

Price: \$920,000

Method: Private Sale

Date: 05/03/2026

Property Type: Unit



4/57-59 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$1,006,000

Method: Sold Before Auction

Date: 28/02/2026

Property Type: Unit

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999