

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

2/202 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Glen Iris

Period - From 09/04/2025 to 08/04/2026 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	12/202 Glen Iris Rd GLEN IRIS 3146	\$505,000	28/03/2026
2	4/202 Glen Iris Rd GLEN IRIS 3146	\$500,000	27/02/2026
3	4/4 Osborne Av GLEN IRIS 3146	\$547,500	12/11/2025

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:

09/04/2026 17:50



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

09/04/2025 - 08/04/2026: \$655,000

Comparable Properties



12/202 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$505,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Apartment



4/202 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$500,000

Method: Sold Before Auction

Date: 27/02/2026

Property Type: Apartment



4/4 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$547,500

Method: Private Sale

Date: 12/11/2025

Property Type: Apartment

Land Size: 1089 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



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