

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 6/58 Edgar Street North, Glen Iris Vic 3146

Indicative selling price

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

Range between \$490,000 & \$520,000

Median sale price

Median price \$619,000 Property Type Unit Suburb Glen Iris

Period - From 21/04/2025 to 20/04/2026 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	5/75 Edgar St.N GLEN IRIS 3146	\$480,000	07/04/2026
2	303/771 Toorak Rd HAWTHORN EAST 3123	\$527,000	12/02/2026
3	7/1423 High St GLEN IRIS 3146	\$510,000	05/02/2026

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: 21/04/2026 14:02



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$520,000

Median Unit Price

21/04/2025 - 20/04/2026: \$619,000

Comparable Properties



5/75 Edgar St.N GLEN IRIS 3146 (REI)

[Agent Comments](#)

2 1 1

Price: \$480,000

Method: Private Sale

Date: 07/04/2026

Property Type: Apartment



303/771 Toorak Rd HAWTHORN EAST 3123 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$527,000

Method: Private Sale

Date: 12/02/2026

Property Type: Apartment



7/1423 High St GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$510,000

Method: Private Sale

Date: 05/02/2026

Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888