

# 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

1753 Malvern Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,850,000

### Median sale price

Median price \$2,660,500

Property Type House

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	7 Hillside Pde GLEN IRIS 3146	\$2,735,000	14/11/2025
2	1809 Malvern Rd GLEN IRIS 3146	\$2,910,000	25/10/2025
3	6 Duke St ASHBURTON 3147	\$3,075,000	25/10/2025

**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:

24/02/2026 09:40



4   3   2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,850,000

**Median House Price**

December quarter 2025: \$2,660,500

## Comparable Properties



**7 Hillside Pde GLEN IRIS 3146 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$2,735,000

**Method:** Sold Before Auction

**Date:** 14/11/2025

**Property Type:** House (Res)

**Land Size:** 799 sqm approx



**1809 Malvern Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

4   2   3

**Price:** \$2,910,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 794 sqm approx



**6 Duke St ASHBURTON 3147 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$3,075,000

**Method:** Private Sale

**Date:** 25/10/2025

**Property Type:** House

**Land Size:** 697 sqm approx

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