

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

5/5 Maitland Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$745,000 & \$780,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Glen Iris

Period - From 01/01/2026 to 31/03/2026 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	1/3 Valency Rd GLEN IRIS 3146	\$780,000	02/04/2026
2	2/64 Cawkwell St MALVERN 3144	\$778,000	28/03/2026
3			

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:

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Property Type: Townhouse (Res)

Agent Comments

Quietly positioned at the rear of just four other homes in a boutique complex surrounded by tranquil gardens, this immaculate townhouse epitomises style with generous, light-filled proportions.

Indicative Selling Price

\$745,000 - \$780,000

Median Unit Price

March quarter 2026: \$710,000

Comparable Properties



1/3 Valency Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 02/04/2026

Property Type: Apartment



2/64 Cawkwell St MALVERN 3144 (REI)

Agent Comments



Price: \$778,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Apartment

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.

Account - Shelter Real Estate | P: 03 9889 3990



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