

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

54 Alfred Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,900,000 & \$4,200,000

Median sale price

Median price \$2,420,000 Property Type House Suburb Glen Iris

Period - From 01/04/2024 to 30/06/2024 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	38 Alfred Rd GLEN IRIS 3146	\$3,520,000	17/08/2024
2	116 High St GLEN IRIS 3146	\$3,695,000	11/07/2024
3	8 Renwick St GLEN IRIS 3146	\$3,700,000	01/06/2024

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:

02/10/2024 12:50



5 4 4

Property Type: House
Land Size: 696 sqm approx

Agent Comments

Intuitively designed with an evident commitment to superior quality, every bespoke detail in this stately family home has been thoughtfully considered and implemented.

Indicative Selling Price
\$3,900,000 - \$4,200,000

Median House Price
June quarter 2024: \$2,420,000

Comparable Properties



38 Alfred Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 3

Price: \$3,520,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 698 sqm approx



116 High St GLEN IRIS 3146 (REI)

Agent Comments

5 5 2

Price: \$3,695,000
Method: Private Sale
Date: 11/07/2024
Property Type: House
Land Size: 797 sqm approx



8 Renwick St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$3,700,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 643 sqm approx