

# 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

8/120 High Street, 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

\$1,650,000

### Median sale price

Median price

\$1,310,000

Property Type

Townhouse

Suburb

Glen Iris

Period - From

09/12/2023

to

08/12/2024

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	1/120 High St GLEN IRIS 3146	\$1,650,000	14/09/2024
2	1a Kardinia Rd GLEN IRIS 3146	\$1,750,000	03/08/2024
3	1/24 Dickens St GLEN IRIS 3146	\$1,730,000	27/07/2024

**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:

09/12/2024 09:08



**Property Type:** Townhouse (Res)

**Agent Comments**

Stately and refined, this impressive double storey residence boasts its own street frontage to Mont Iris Avenue and delivers expansive light-filled proportions in an elite lifestyle location, moments from the first-class amenities and leafy environs of sought after Glen Iris.

**Indicative Selling Price**

\$1,650,000

**Median Townhouse Price**

09/12/2023 - 08/12/2024: \$1,310,000

## Comparable Properties



**1/120 High St GLEN IRIS 3146 (REI)**

**Agent Comments**



**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** Townhouse (Res)

**1a Kardinia Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**



**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 03/08/2024

**Property Type:** Townhouse (Res)

**Land Size:** 301 sqm approx



**1/24 Dickens St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**



**Price:** \$1,730,000

**Method:** Sold Before Auction

**Date:** 27/07/2024

**Property Type:** Townhouse (Res)