

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

6/4 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$1,280,000

Median sale price

Median price \$1,300,000

Property Type Townhouse

Suburb Glen Iris

Period - From 18/03/2023

to 17/03/2024

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	1/285 Tooronga Rd GLEN IRIS 3146	\$1,300,000	08/02/2024
2	5/56 Osborne Av GLEN IRIS 3146	\$1,300,000	10/12/2023
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:

18/03/2024 09:52

6/4 Edgar Street, Glen Iris Vic 3146

shelter.
Real Estate

Manae McInnes
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Indicative Selling Price

\$1,280,000

Median Townhouse Price

18/03/2023 - 17/03/2024: \$1,300,000



 3  1  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/285 Tooronga Rd GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$1,300,000

Method: Private Sale

Date: 08/02/2024

Property Type: Townhouse (Single)



5/56 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$1,300,000

Method: Private Sale

Date: 10/12/2023

Property Type: Townhouse (Single)

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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