

# 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

25 Ashburton 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)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,472,000 Property Type House Suburb Glen Iris

Period - From 01/10/2023 to 31/12/2023 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	53 Renwick St GLEN IRIS 3146	\$2,370,000	25/10/2023
2	21 George St CAMBERWELL 3124	\$2,220,000	02/12/2023
3	10 Fuller Av GLEN IRIS 3146	\$2,090,000	23/03/2024

**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:

11/04/2024 08:43



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 752 sqm approx

**Agent Comments**

Held and loved by one family for over 52 years, this c1928 home is a fine example of the California Bungalow style.

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

December quarter 2023: \$2,472,000

## Comparable Properties

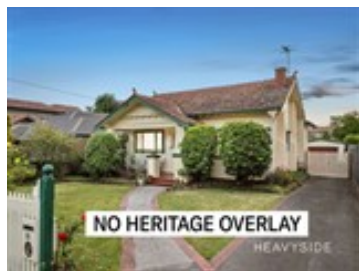


53 Renwick St GLEN IRIS 3146 (REI/VG)

Agent Comments



**Price:** \$2,370,000  
**Method:** Private Sale  
**Date:** 25/10/2023  
**Property Type:** House  
**Land Size:** 647 sqm approx



21 George St CAMBERWELL 3124 (REI/VG)

Agent Comments



**Price:** \$2,220,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 658 sqm approx



10 Fuller Av GLEN IRIS 3146 (REI)

Agent Comments



**Price:** \$2,090,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 692 sqm approx