

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 Lillian Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$2,675,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2025

to

30/06/2025

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	31 Bertram St GLEN IRIS 3146	\$1,530,000	26/07/2025
2	2 Charles St GLEN IRIS 3146	\$1,400,000	28/06/2025
3	2b Markham Av ASHBURTON 3147	\$1,500,000	17/06/2025

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:

16/09/2025 10:43

Brendan Cain
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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2025: \$2,675,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



31 Bertram St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$1,530,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)

Land Size: 651 sqm approx



2 Charles St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 2

Price: \$1,400,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 301 sqm approx



2b Markham Av ASHBURTON 3147 (VG)

Agent Comments

4 - -

Price: \$1,500,000

Method: Sale

Date: 17/06/2025

Property Type: House (Res)

Land Size: 279 sqm approx

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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