

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb and  
postcode 1-3/5-20/18-20 Scott Grove, Glen Iris 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class	Single price
TH 20 – 3 Bed, 2.5 bath	\$2,000,000
TH 2,19 - 4 Bed	\$2,395,000
TH 13,14,15,16,17,18 – 3 bed, 2.5 bath	\$2,425,000
TH 1 – 3 bed,2.5 bath	\$2,550,000
TH 7,8 – 3 Bed, 2.5 Bath	\$2,575,000
TH 3,4,5,6,8 – 4 Bed, 2.5 bath	\$2,595,000
TH 11 – 4 Bed, 2.5 bath	\$2,685,000
TH 12 – 4 bed, 2 bath	\$2,695,000

Additional entries may be included or attached as required.

### Suburb townhouse median sale price

Median price	\$1,350,000	Suburb	Glen Iris
Period - From	24/11/2024	To	23/11/2025
Source	Property Data		

### Comparable property sales (\*Delete A or B below as applicable)

A\* ~~These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

Unit type or class	Address of comparable unit	Price	Date of sale
TH 20 – 3 Bed, 2.5 bath	1.14/18-20 Scott Grove, Glen Iris	\$2,595,000	1/11/2025
	2 4/2 Scott Grove, Glen Iris 3146	\$1,850,000	8/6/2025
	3	\$	

**Unit type or class**

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
TH 2,19 - 4 Bed	1.14/18-20 Scott Grove, Glen Iris	2,595,000	1/11/2025
	2	\$	
	3	\$	

**Unit type or class**

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
TH 13,14,15,16,17,18 – 3 bed, 2.5 bath	1.14/18-20 Scott Grove, Glen Iris	\$2,595,000	1/11/2025
	2	\$	
	3	\$	

**Unit type or class**

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
TH 1 – 3 bed,2.5 bath	1.14/18-20 Scott Grove, Glen Iris	\$2,595,000	1/11/2025
	2	\$	
	3	\$	

**Unit type or class**

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
TH 7,8 – 3 Bed, 2.5 Bath	1.14/18-20 Scott Grove, Glen Iris	\$2,595,000	1/11/2025
	2	\$	
	3	\$	

**Unit type or class**

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
TH 3,4,5,6,8 – 4 Bed, 2.5 bath	1.14/18-20 Scott Grove, Glen Iris	\$2,595,000	1/11/2025
	2	\$	
	3	\$	

**Unit type or class**

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
TH 11 – 4 Bed, 2.5 bath	1.14/18-20 Scott Grove, Glen Iris	\$2,595,000	1/11/2025
	2	\$	
	3	\$	

**Unit type or class**

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
TH 12 – 4 bed, 2 bath	1.14/18-20 Scott Grove, Glen Iris	\$2,595,000	1/11/2025
	2	\$	
	3	\$	

**OR**

**B\***The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

24/11/2025