

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

4/6 Yeovil Road, Glen Iris Vic 3146

Indicative selling price

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

Single price \$1,025,000

Median sale price

Median price \$705,000

Property Type Unit

Suburb Glen Iris

Period - From 01/10/2023

to 30/09/2024

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	5/19 Trent St GLEN IRIS 3146	\$1,080,000	07/12/2024
2	2/138 Warrigal Rd CAMBERWELL 3124	\$1,040,000	05/12/2024
3	1/121 Glen Iris Rd GLEN IRIS 3146	\$1,121,500	02/11/2024

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:

15/12/2024 12:55



3 1 2

Property Type: Unit

Agent Comments

Comparable Properties



5/19 Trent St GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,080,000

Method: Auction Sale

Date: 07/12/2024

Property Type: Townhouse (Res)



2/138 Warrigal Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$1,040,000

Method: Private Sale

Date: 05/12/2024

Property Type: Townhouse (Single)



1/121 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$1,121,500

Method: Auction Sale

Date: 02/11/2024

Property Type: Townhouse (Res)

Land Size: 254 sqm approx

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