

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

3/46 Summerhill Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$799,000

Median sale price

Median price

\$685,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/04/2024

to

31/03/2025

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	2/27 High Rd CAMBERWELL 3124	\$785,000	15/03/2025
2	4/12 Station Av GLEN IRIS 3146	\$767,000	01/03/2025
3	4/32 Summerhill Rd GLEN IRIS 3146	\$870,000	30/11/2024

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:

16/05/2025 09:06

3/46 Summerhill Road, Glen Iris Vic 3146



Christopher Cain

9805 2900

0419 140 765

chris@jacain.com.au

Indicative Selling Price

\$799,000

Median Unit Price

Year ending March 2025: \$685,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/27 High Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$785,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Apartment



4/12 Station Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$767,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Villa

Land Size: 180 sqm approx



4/32 Summerhill Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$870,000

Method: Auction Sale

Date: 30/11/2024

Property Type: Unit

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



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