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	3/39 SCOTT GROVE GLEN IRIS VIC 3146

Indicative selling price

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

Single Price	$449,900	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	Unit	Suburb	Glen Iris
Period-from	01 Jun 2025	to	31 May 2026	Source	Cotality

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 6 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
1544 MALVERN ROAD GLEN IRIS VIC 3146	$520,000	23-Dec-25
10/1544 MALVERN ROAD GLEN IRIS VIC 3146	$520,000	23-Dec-25
203/25 BELMONT AVENUE NORTH GLEN IRIS VIC 3146	$448,000	24-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 19 June 2026

Property Reports
M 1300867044
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1544 MALVERN ROAD GLEN IRIS VIC 3146

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Sold Price **$520,000** Sold Date **23-Dec-25**

Distance **0.12km**

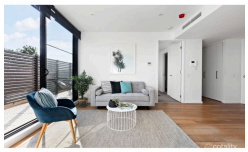


10/1544 MALVERN ROAD GLEN IRIS VIC 3146

2 1 1

Sold Price Sold Date **23-Dec-25**

Distance **0.12km**



203/25 BELMONT AVENUE NORTH GLEN IRIS VIC 3146

1 1 1

Sold Price **$448,000** Sold Date **24-Mar-26**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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