

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

\$465,000

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


**1544 MALVERN ROAD GLEN IRIS
VIC 3146**
 2
  -
  -

Sold Price

\$520,000

Sold Date

23-Dec-25

Distance

0.12km

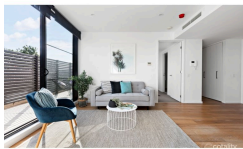
**10/1544 MALVERN ROAD GLEN
IRIS VIC 3146**
 2
  1
  1

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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