

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

9/1512 MALVERN ROAD 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

or range
between

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Sep 2024

to

31 Aug 2025

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

4/146 MILTON PARADE GLEN IRIS VIC 3146	\$606,000	16-Jun-25
1/65 EDGAR STREET NORTH GLEN IRIS VIC 3146	\$620,000	19-May-25
6/8 MAITLAND STREET GLEN IRIS VIC 3146	\$650,000	12-Sep-25

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: 30 September 2025



**4/146 MILTON PARADE GLEN IRIS
VIC 3146**

 2  1  1

Sold Price

\$606,000

Sold Date

16-Jun-25

Distance

0.31km



**1/65 EDGAR STREET NORTH GLEN
IRIS VIC 3146**

 2  1  1

Sold Price

\$620,000

Sold Date

19-May-25

Distance

0.52km



**6/8 MAITLAND STREET GLEN IRIS
VIC 3146**

 2  1  1

Sold Price

^{RS} **\$650,000**

Sold Date

12-Sep-25

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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