

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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jan 2025

to

31 Dec 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

5/1583-1585 MALVERN ROAD GLEN IRIS VIC 3146	\$620,000	11-Nov-25
5/40 OSBORNE AVENUE GLEN IRIS VIC 3146	\$530,000	24-Jun-25
3/31 OSBORNE AVENUE GLEN IRIS VIC 3146	\$572,500	05-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: 06 January 2026



5/1583-1585 MALVERN ROAD GLEN IRIS VIC 3146

 2  1  1

Sold Price \$620,000 Sold Date 11-Nov-25

Distance **0.12km**



5/40 OSBORNE AVENUE GLEN IRIS VIC 3146

 2  1  1

Sold Price \$530,000 Sold Date 24-Jun-25

Distance **0.13km**



3/31 OSBORNE AVENUE GLEN IRIS VIC 3146

 2  1  1

Sold Price \$572,500 Sold Date 05-Sep-25

Distance **0.24km**

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

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