

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

18/1737 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

\$940,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Nov 2024

to

31 Oct 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

5/1789 MALVERN ROAD GLEN IRIS VIC 3146	\$1,000,000	21-Oct-25
105/1789 MALVERN ROAD GLEN IRIS VIC 3146	\$970,000	09-Oct-25
5/49 OSBORNE AVENUE GLEN IRIS VIC 3146	\$1,025,000	21-Jul-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: 04 November 2025

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5/1789 MALVERN ROAD GLEN IRIS VIC 3146 Sold Price ^{RS} **\$1,000,000** ^{UN} Sold Date **21-Oct-25**

 3  2  2

Distance **0.32km**



105/1789 MALVERN ROAD GLEN IRIS VIC 3146 Sold Price ^{RS} **\$970,000** ^{UN} Sold Date **09-Oct-25**

 3  2  2

Distance **0.32km**



5/49 OSBORNE AVENUE GLEN IRIS VIC 3146 Sold Price **\$1,025,000** Sold Date **21-Jul-25**

 2  2  1

Distance **1.19km**

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

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