

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

11/14 Charles Street, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000

&

\$600,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Glen Iris

Period - From 01/07/2024

to

30/06/2025

Source REIV

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 six 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
1	3/1306 Toorak Rd CAMBERWELL 3124	\$555,000	06/07/2025
2	4/35 Lithgow St GLEN IRIS 3146	\$579,000	14/04/2025
3			

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 six months.~~

This Statement of Information was prepared on:

14/08/2025 15:24

11/14 Charles Street, Glen Iris Vic 3146



Christopher Cain
9805 2900

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2025: \$645,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



3/1306 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 1

Price: \$555,000

Method: Private Sale

Date: 06/07/2025

Property Type: Apartment



4/35 Lithgow St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$579,000

Method: Private Sale

Date: 14/04/2025

Property Type: Apartment

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 six months.

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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