

# 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

17 Macdonald Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,575,000

### Median sale price\*

Median price

\$0

Property Type

Vacant land

Suburb

Glen Iris

Period - From

01/03/2025

to

28/06/2025

Source

PDOL

### 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 | 196 Burke Rd GLEN IRIS 3146    | \$1,501,000 | 10/06/2025   |
| 2 |                                |             |              |
| 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:

28/06/2025 14:09



**Property Type:** Land  
**Land Size:** 423m2 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,575,000  
**Median Vacant Land Price \***  
01/03/2025 - 28/06/2025: \$0  
\* Agent calculated median

## Comparable Properties



**196 Burke Rd GLEN IRIS 3146 (REI)**

**Agent Comments**



**Price:** \$1,501,000  
**Method:** Auction Sale  
**Date:** 10/06/2025  
**Property Type:** Land (Res)  
**Land Size:** 502 sqm approx

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.



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