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	7 DION STREET 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	$3,980,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,250,000	Property type	House	Suburb	Glen Iris
Period-from	16 Mar 2025	to	16 Sep 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
13 CLONARG STREET GLEN IRIS VIC 3146	$4,280,000	17-May-25
44 HORTENSE STREET GLEN IRIS VIC 3146	$3,860,000	06-Aug-25
16 GLEN IRIS ROAD CAMBERWELL VIC 3124	$4,450,000	26-Mar-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: 16 September 2025