

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

4/25 Trent Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Glen Iris

Period - From 10/09/2025

to

09/09/2026

Source

Property Data

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	104/12 High St GLEN IRIS 3146	\$502,000	03/09/2026
2	1/217a Highfield Rd CAMBERWELL 3124	\$645,000	10/06/2026
3	412/1567 High St GLEN IRIS 3146	\$726,888	23/05/2026

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:

10/09/2026 16:43



Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median Unit Price
10/09/2025 - 09/09/2026: \$650,000

Comparable Properties

104/12 High St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$502,000
Method: Auction Sale
Date: 03/09/2026
Property Type: Apartment



1/217a Highfield Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 10/06/2026
Property Type: Apartment



412/1567 High St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$726,888
Method: Private Sale
Date: 23/05/2026
Property Type: Apartment