

# 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

1/145 Summerhill Road, 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)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,220,000

Property Type

Townhouse

Suburb

Glen Iris

Period - From

22/07/2025

to

21/07/2026

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 | 1/26 Nevis St CAMBERWELL 3124  | \$1,220,000 | 11/07/2026   |
| 2 | 9/2 Victor Rd GLEN IRIS 3146   | \$1,285,000 | 21/04/2026   |
| 3 | 1/12 Peace St GLEN IRIS 3146   | \$1,265,000 | 14/03/2026   |

**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:

22/07/2026 14:24



3 1 2

**Property Type:** Unit  
**Land Size:** 372 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median Townhouse Price**  
22/07/2025 - 21/07/2026: \$1,220,000

## Comparable Properties



**1/26 Nevis St CAMBERWELL 3124 (REI)**

3 2 2

**Price:** \$1,220,000  
**Method:** Auction Sale  
**Date:** 11/07/2026  
**Property Type:** House (Res)

**Agent Comments**

Extra Bathroom + Double Car Garage



**9/2 Victor Rd GLEN IRIS 3146 (REI)**

3 2 1

**Price:** \$1,285,000  
**Method:** Private Sale  
**Date:** 21/04/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 182 sqm approx

**Agent Comments**

Extra Bathroom



**1/12 Peace St GLEN IRIS 3146 (REI)**

3 1 2

**Price:** \$1,265,000  
**Method:** Sold Before Auction  
**Date:** 14/03/2026  
**Property Type:** House (Res)

**Agent Comments**

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511