

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

1/162 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,400,000

&

\$2,600,000

Median sale price

Median price \$2,550,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2025

to

31/03/2026

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	25 Pascoe St GLEN IRIS 3146	\$2,550,000	17/03/2026
2	1855-1857 Malvern Rd MALVERN EAST 3145	\$2,400,000	15/03/2026
3	25 Fakenham Rd ASHBURTON 3147	\$2,400,000	14/02/2026

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:

01/04/2026 13:53

1/162 Glen Iris Road, Glen Iris Vic 3146

JellisCraig



4 2 2

Property Type: House (Res)

Agent Comments

Abby Gwynne

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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

01/04/2025 - 31/03/2026: \$2,550,000

Comparable Properties



25 Pascoe St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,550,000

Method: Sold Before Auction

Date: 17/03/2026

Property Type: House (Res)

Land Size: 613 sqm approx



1855-1857 Malvern Rd MALVERN EAST 3145 (REI)

Agent Comments

4 3 4

Price: \$2,400,000

Method: Sold After Auction

Date: 15/03/2026

Property Type: House

Land Size: 1018 sqm approx



25 Fakenham Rd ASHBURTON 3147 (REI)

Agent Comments

4 2 2

Price: \$2,400,000

Method: Sold Before Auction

Date: 14/02/2026

Property Type: House (Res)

Land Size: 610 sqm approx

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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