

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

1/53 Flowerdale Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$2,239,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2026

to

30/06/2026

Source REIV

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	6 Vears Rd ASHBURTON 3147	\$1,446,000	13/06/2026
2	574 Camberwell Rd CAMBERWELL 3124	\$1,360,000	06/06/2026
3	80 Bath Rd GLEN IRIS 3146	\$1,572,000	13/05/2026

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:

16/07/2026 12:34

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2026: \$2,239,000



3 1.5 2

Property Type: Semi/Duplex

Agent Comments

Distinctive, rare and unique, this enchanting period residence delivers the appeal of house-like proportions embraced by extensive landscaped gardens.

Comparable Properties



6 Vears Rd ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$1,446,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 430 sqm approx



574 Camberwell Rd CAMBERWELL 3124 (VG)

Agent Comments

2 - -

Price: \$1,360,000

Method: Sale

Date: 06/06/2026

Property Type: House - Attached House N.E.C.

Land Size: 345 sqm approx

80 Bath Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 2

Price: \$1,572,000

Method: Sold Before Auction

Date: 13/05/2026

Property Type: House (Res)