

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 Beryl Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,551,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2025

to 31/03/2026

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	19 Fakenham Rd ASHBURTON 3147	\$2,320,000	09/05/2026
2	25 Fakenham Rd ASHBURTON 3147	\$2,400,000	14/02/2026
3	1 Barbara Av GLEN IRIS 3146	\$2,200,000	03/02/2026

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:

28/05/2026 16:21

1 Beryl Street, Glen Iris Vic 3146

MARSHALL WHITE

Yili Ma

03 8564 2500

0412 938 115

Yili.ma@marshallwhite.com.au

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending March 2026: \$2,551,000



3 2 2

Property Type: House (Res)

Land Size: 723 sqm approx

Agent Comments

Comparable Properties



19 Fakenham Rd ASHBURTON 3147 (REI)

Agent Comments

4 2 2

Price: \$2,320,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)



25 Fakenham Rd ASHBURTON 3147 (REI/VG)

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

1 Barbara Av GLEN IRIS 3146 (VG)

Agent Comments

3 - -

Price: \$2,200,000

Method: Sale

Date: 03/02/2026

Property Type: House (Res)

Land Size: 677 sqm approx

Account - Marshall White | P: 03 9822 9999



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