

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 Van Ness Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,700,000

&

\$4,000,000

Median sale price

Median price \$2,452,500

Property Type House

Suburb Glen Iris

Period - From 01/07/2025

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	22 Albion Rd GLEN IRIS 3146	\$3,550,000	20/05/2026
2	51 Erica Av GLEN IRIS 3146	\$4,000,000	09/05/2026
3	166 Glen Iris Rd GLEN IRIS 3146	\$3,650,000	12/03/2026

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 15:35



 4  2  3

Property Type: House
Land Size: 698 sqm approx
Agent Comments

Indicative Selling Price
\$3,700,000 - \$4,000,000
Median House Price
Year ending June 2026: \$2,452,500

Comparable Properties



22 Albion Rd GLEN IRIS 3146 (REI)

Agent Comments

 5  3  4

Price: \$3,550,000
Method: Auction Sale
Date: 20/05/2026
Property Type: House (Res)
Land Size: 768 sqm approx



51 Erica Av GLEN IRIS 3146 (REI)

Agent Comments

 5  5  2

Price: \$4,000,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 632 sqm approx



166 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 4  4  2

Price: \$3,650,000
Method: Private Sale
Date: 12/03/2026
Property Type: House
Land Size: 642 sqm approx

Account - Marshall White | P: 03 9822 9999