

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

12 Celia Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,800,000

&

\$4,180,000

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	70 Albion Rd ASHBURTON 3147	\$3,830,000	21/04/2026
2	40 Donna Buang St CAMBERWELL 3124	\$3,960,000	18/03/2026
3	1/22 Saxby Rd GLEN IRIS 3146	\$3,652,000	05/12/2025

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:

02/06/2026 11:30



4 3 6

Property Type: House
Agent Comments

Indicative Selling Price
\$3,800,000 - \$4,180,000
Median House Price
Year ending March 2026: \$2,551,000

Comparable Properties



70 Albion Rd ASHBURTON 3147 (REI/VG)

Agent Comments

5 3 2

Price: \$3,830,000
Method: Sold Before Auction
Date: 21/04/2026
Property Type: House
Land Size: 868 sqm approx



40 Donna Buang St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 3 2

Price: \$3,960,000
Method: Private Sale
Date: 18/03/2026
Property Type: House
Land Size: 620 sqm approx

1/22 Saxby Rd GLEN IRIS 3146 (VG)

Agent Comments

4 - -

Price: \$3,652,000
Method: Sale
Date: 05/12/2025
Property Type: Strata Unit/Flat

Account - Marshall White | P: 03 9822 9999



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