

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 Denman Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

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	13 Walerna Rd GLEN IRIS 3146	\$2,200,000	01/05/2026
2	21 Nepean St GLEN IRIS 3146	\$2,100,000	15/04/2026
3	46 Dent St GLEN IRIS 3146	\$2,005,000	26/03/2026

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:

15/05/2026 14:04



4 2 2

Property Type: House
Land Size: 377 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending March 2026: \$2,551,000

Comparable Properties

13 Walerna Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,200,000
Method: Sold Before Auction
Date: 01/05/2026
Property Type: House (Res)



21 Nepean St GLEN IRIS 3146 (REI)

Agent Comments

3 1 2

Price: \$2,100,000
Method: Private Sale
Date: 15/04/2026
Property Type: House (Res)
Land Size: 653 sqm approx



46 Dent St GLEN IRIS 3146 (REI)

Agent Comments

3 1 2

Price: \$2,005,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)
Land Size: 558 sqm approx

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