

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

14 Park Road, 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	1 Van Ness Av GLEN IRIS 3146	\$4,180,000	10/08/2026
2	416 Tooronga Rd HAWTHORN EAST 3123	\$3,620,000	25/06/2026
3	51 Erica Av GLEN IRIS 3146	\$4,000,000	09/05/2026

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:

18/08/2026 16:18



5
 3
 2

Property Type: House
Land Size: 744 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



1 Van Ness Av GLEN IRIS 3146 (REI)

Agent Comments

4
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Price: \$4,180,000
Method: Sold Before Auction
Date: 10/08/2026
Property Type: House
Land Size: 698 sqm approx



416 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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Price: \$3,620,000
Method: Private Sale
Date: 25/06/2026
Property Type: House (Res)
Land Size: 711 sqm approx



51 Erica Av GLEN IRIS 3146 (REI)

Agent Comments

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

Account - Marshall White | P: 03 9822 9999