

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

146 Ashburn Grove, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price*

Median price \$1,785,000

Property Type House

Suburb Glen Iris

Period - From 19/02/2026

to

19/08/2026

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	41 Warner Av ASHBURTON 3147	\$1,810,000	22/07/2026
2	17 Midlothian St MALVERN EAST 3145	\$1,920,000	11/07/2026
3	21 Ambon St ASHBURTON 3147	\$1,700,000	21/04/2026

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:

19/08/2026 17:12

146 Ashburn Grove, Glen Iris Vic 3146

shelter.

Zali Reynolds

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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price *

19/02/2026 - 19/08/2026: \$1,785,000

* Agent calculated median



3 2 4

Property Type: House

Land Size: 813 sqm sqm approx

Agent Comments

Comparable Properties



41 Warner Av ASHBURTON 3147 (REI/VG)

Agent Comments

4 3 2

Price: \$1,810,000

Method: Private Sale

Date: 22/07/2026

Property Type: House (Res)

Land Size: 360 sqm approx



17 Midlothian St MALVERN EAST 3145 (REI)

Agent Comments

4 2 2

Price: \$1,920,000

Method: Auction Sale

Date: 11/07/2026

Property Type: House (Res)

Land Size: 628 sqm approx



21 Ambon St ASHBURTON 3147 (VG)

Agent Comments

4 - -

Price: \$1,700,000

Method: Sale

Date: 21/04/2026

Property Type: House (Res)

Land Size: 669 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990



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