

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

15 Grandview 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 \$2,047,500

Property Type House

Suburb Glen Iris

Period - From 01/01/2026

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	54 Brandon St GLEN IRIS 3146	\$2,150,000	24/12/2025
2	19 Dion St GLEN IRIS 3146	\$2,110,000	08/11/2025
3	20 Mills St GLEN IRIS 3146	\$2,022,500	05/11/2025

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:

29/04/2026 08:49



3 1 2

Property Type: House

Land Size: 755 sqm approx

Agent Comments

Tucked away in a beautiful tree-lined street surrounded by established homes, this three-bedroom residence offers a rare blend of immediate comfort and exciting future potential, perfectly suited to renovators, developers, or families looking to move in and add value over time (STCA).

Comparable Properties



54 Brandon St GLEN IRIS 3146 (VG)

Agent Comments

3 - -

Price: \$2,150,000

Method: Sale

Date: 24/12/2025

Property Type: House (Res)

Land Size: 650 sqm approx



19 Dion St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 4

Price: \$2,110,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 836 sqm approx



20 Mills St GLEN IRIS 3146 (VG)

Agent Comments

3 - -

Price: \$2,022,500

Method: Sale

Date: 05/11/2025

Property Type: House (Res)

Land Size: 597 sqm approx