

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

16 Somerset Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

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	9 Keltie St GLEN IRIS 3146	\$1,910,000	19/03/2026
2	37 Wingan Av CAMBERWELL 3124	\$1,900,000	17/11/2025
3			

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:

06/05/2026 15:10

16 Somerset Road, Glen Iris Vic 3146

shelter.

Will Anderson

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 4  1  2

Property Type: House

Agent Comments

Nestled in the heart of a family friendly, tree-lined street strolling distance from Hartwell Village, this tightly held three or four bedroom home has only ever been in the hands of two families and delivers a welcoming weatherboard cottage feel, setting a charming standard for street appeal.

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

March quarter 2026: \$2,047,500

Comparable Properties



9 Keltie St GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,910,000

Method: Sold Before Auction

Date: 19/03/2026

Property Type: House (Res)

Land Size: 603 sqm approx



37 Wingan Av CAMBERWELL 3124 (REI)

Agent Comments

 3  2  1

Price: \$1,900,000

Method: Private Sale

Date: 17/11/2025

Property Type: House

Land Size: 585 sqm approx

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.

Account - Shelter Real Estate | P: 03 9889 3990



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