

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

17 Hortense Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

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	112 Great Valley Rd GLEN IRIS 3146	\$2,278,000	20/05/2026
2	72 Dent St ASHBURTON 3147	\$2,300,000	26/03/2026
3	19 Nerissa St GLEN IRIS 3146	\$2,210,000	22/03/2026

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:

22/07/2026 15:23



4 2 2

Rooms: 7

Property Type: House

Land Size: 715 sqm approx

Agent Comments

Comparable Properties



112 Great Valley Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,278,000

Method: Private Sale

Date: 20/05/2026

Property Type: House

Land Size: 585 sqm approx



72 Dent St ASHBURTON 3147 (REI/VG)

Agent Comments

5 3 2

Price: \$2,300,000

Method: Sold Before Auction

Date: 26/03/2026

Property Type: House (Res)

Land Size: 742 sqm approx



19 Nerissa St GLEN IRIS 3146 (VG)

Agent Comments

3 - -

Price: \$2,210,000

Method: Sale

Date: 22/03/2026

Property Type: House (Res)

Land Size: 827 sqm approx