

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 Montana Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

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	26 Madeline St GLEN IRIS 3146	\$2,725,000	08/09/2026
2	77 Summerhill Rd GLEN IRIS 3146	\$3,250,000	05/09/2026
3	4 Greendale Rd GLEN IRIS 3146	\$2,860,000	25/08/2026

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:

29/09/2026 14:04

17 Montana Street, Glen Iris Vic 3146

shelter.

Zali Reynolds

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Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

Year ending June 2026: \$2,452,500



 5  2  2

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



26 Madeline St GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$2,725,000

Method: Private Sale

Date: 08/09/2026

Property Type: House

Land Size: 627 sqm approx



77 Summerhill Rd GLEN IRIS 3146 (REI)

Agent Comments

 5  2  2

Price: \$3,250,000

Method: Auction Sale

Date: 05/09/2026

Property Type: House (Res)

Land Size: 818 sqm approx



4 Greendale Rd GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$2,860,000

Method: Private Sale

Date: 25/08/2026

Property Type: House

Land Size: 674 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990



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