

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

1754-1756 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$4,200,000

&

\$4,600,000

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	36 Tower Hill Rd GLEN IRIS 3146	\$4,280,000	11/06/2026
2	40 Mcarthur St MALVERN 3144	\$4,550,000	24/05/2026
3	21 Brunel St MALVERN EAST 3145	\$4,310,000	04/03/2026

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:

15/07/2026 12:09

1754-1756 Malvern Road, Glen Iris Vic 3146



Steve Burke

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Indicative Selling Price

\$4,200,000 - \$4,600,000

Median House Price

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



5 2 4

Rooms: 8

Property Type: House (Res)

Land Size: 1325 sqm approx

Agent Comments

Comparable Properties



36 Tower Hill Rd GLEN IRIS 3146 (REI)

Agent Comments

5 5 6

Price: \$4,280,000

Method: Private Sale

Date: 11/06/2026

Property Type: House

Land Size: 1093 sqm approx



40 Mcarthur St MALVERN 3144 (REI/VG)

Agent Comments

5 4 4

Price: \$4,550,000

Method: Sold After Auction

Date: 24/05/2026

Property Type: House (Res)

Land Size: 392 sqm approx



21 Brunel St MALVERN EAST 3145 (REI)

Agent Comments

4 2 2

Price: \$4,310,000

Method: Private Sale

Date: 04/03/2026

Property Type: House

Account - Belle Property Glen Iris | P: 03 98181888



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