

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

18 Denman Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

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	39 Mills St GLEN IRIS 3146	\$2,150,000	28/03/2026
2	46 Dent St GLEN IRIS 3146	\$2,005,000	26/03/2026
3	9 Keltie St GLEN IRIS 3146	\$1,910,000	19/03/2026

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:

05/05/2026 12:43

18 Denman Avenue, Glen Iris Vic 3146

shelter.

Zali Reynolds

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Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

March quarter 2026: \$2,047,500



4 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



39 Mills St GLEN IRIS 3146 (REI)

Agent Comments

5 3 2

Price: \$2,150,000

Method: Expression of Interest

Date: 28/03/2026

Property Type: House (Res)

Land Size: 607 sqm approx



46 Dent St GLEN IRIS 3146 (REI)

Agent Comments

3 1 2

Price: \$2,005,000

Method: Sold Before Auction

Date: 26/03/2026

Property Type: House (Res)

Land Size: 558 sqm approx



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

Account - Shelter Real Estate | P: 03 9889 3990



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