

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

2/26 Ferndale Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$717,500

Property Type Unit

Suburb Glen Iris

Period - From 01/10/2025

to 31/12/2025

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	6/1 Tollington Av MALVERN EAST 3145	\$953,000	14/03/2026
2	2/205 Wattle Valley Rd CAMBERWELL 3124	\$1,040,000	12/03/2026
3	2/13 Oberwyl Rd CAMBERWELL 3124	\$995,000	07/02/2026

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:

20/03/2026 15:26

2/26 Ferndale Road, Glen Iris Vic 3146

JellisCraig



2 1 1

Rooms: 3

Property Type: Unit/Villa

Agent Comments

Mark Pezzin

03 9810 5000

0403 537 105

MarkPezzin@jellisrcraig.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

December quarter 2025: \$717,500

Comparable Properties



6/1 Tollington Av MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$953,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)



2/205 Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 1

Price: \$1,040,000

Method: Private Sale

Date: 12/03/2026

Property Type: Unit



2/13 Oberwyl Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 1

Price: \$995,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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