

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

2/79 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,260,000 Property Type Townhouse Suburb Glen Iris

Period - From 26/05/2025 to 25/05/2026 Source Property Data

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	47 Somerset Rd GLEN IRIS 3146	\$1,735,000	07/04/2026
2	4/33 Yeovil Rd GLEN IRIS 3146	\$1,610,000	10/03/2026
3			

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:

26/05/2026 11:54

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4 2 2

Property Type: Townhouse

Agent Comments

Introduced by its striking street presence and independent frontage to leafy Cusdin Street, this impressive dual-level residence delivers generous proportions, abundant natural light and exceptional privacy in one of Glen Iris' most sought-after pockets.

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Townhouse Price

26/05/2025 - 25/05/2026: \$1,260,000

Comparable Properties



47 Somerset Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,735,000

Method: Private Sale

Date: 07/04/2026

Property Type: House



4/33 Yeovil Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,610,000

Method: Private Sale

Date: 10/03/2026

Property Type: Townhouse (Single)

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.

Account - Shelter Real Estate | P: 03 9889 3990



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