

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

2/9 SOMERSET ROAD GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,475,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

2/21 SOMERSET ROAD GLEN IRIS VIC 3146	\$1,545,000	22-Nov-25
2/21 HARTWELL HILL ROAD CAMBERWELL VIC 3124	\$1,512,000	14-Feb-26
2/12 DUKE STREET ASHBURTON VIC 3147	\$1,475,000	16-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 23 March 2026


**2/21 SOMERSET ROAD GLEN IRIS
VIC 3146**

3 2 2

Sold Price

\$1,545,000

 Sold Date **22-Nov-25**

 Distance **0.09km**

**2/21 HARTWELL HILL ROAD
CAMBERWELL VIC 3124**

4 2 2

Sold Price

^{RS} **\$1,512,000**

 Sold Date **14-Feb-26**

 Distance **0.59km**

**2/12 DUKE STREET ASHBURTON
VIC 3147**

3 2 2

Sold Price

\$1,475,000

 Sold Date **16-Feb-26**

 Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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