

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 Walerna Road, Glen Iris VIC 3146

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$2,551,000

Property Type

House

Suburb

Glen Iris

Period - From

26/11/2025

to

25/05/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/26 Nevis St, Camberwell Vic	\$1,615,000	23/05/2026
1/28 Charles St, Glen Iris Vic	\$1,530,000	21/03/2026
4 Staughton Rd, Glen Iris Vic	\$1,610,000	21/03/2026

This Statement of Information was prepared on:

26/05/2026

2/9 Walerna Road, Glen Iris VIC 3146



3 2 2

Property Type: House
Davide Lettieri
0388624982
0414 018 707
davide.letteri@marshallwhite.com.au
Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
Year ending May 2026: \$2,551,000

Comparable Properties



2/26 Nevis St, Camberwell Vic

3 3 2

Price: \$1,615,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House
Land Size:



1/28 Charles St, Glen Iris Vic

4 2 3

Price: \$1,530,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House
Land Size: 439 sqm approx



4 Staughton Rd, Glen Iris Vic

3 2 2

Price: \$1,610,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House
Land Size: 311 sqm approx

Account - Marshall White - Hawthorn | P: 98229999



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