

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

21 Dent Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,400,000

&

\$3,700,000

Median sale price

Median price \$2,452,500

Property Type House

Suburb Glen Iris

Period - From 01/07/2025

to

30/06/2026

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	33 Rosedale Rd GLEN IRIS 3146	\$3,550,000	25/05/2026
2	22 Albion Rd GLEN IRIS 3146	\$3,550,000	20/05/2026
3	70 Albion Rd ASHBURTON 3147	\$3,830,000	21/04/2026

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:

13/08/2026 10:04



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Property Type: House (Res)
Land Size: 1025 sqm approx
Agent Comments

Indicative Selling Price
 \$3,400,000 - \$3,700,000
Median House Price
 Year ending June 2026: \$2,452,500

Comparable Properties



33 Rosedale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

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Price: \$3,550,000
Method: Private Sale
Date: 25/05/2026
Property Type: House
Land Size: 778 sqm approx



22 Albion Rd GLEN IRIS 3146 (REI)

Agent Comments

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Price: \$3,550,000
Method: Auction Sale
Date: 20/05/2026
Property Type: House (Res)
Land Size: 768 sqm approx



70 Albion Rd ASHBURTON 3147 (REI/VG)

Agent Comments

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Price: \$3,830,000
Method: Sold Before Auction
Date: 21/04/2026
Property Type: House
Land Size: 868 sqm approx

Account - Marshall White | P: 03 9822 9999