

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

22 Albion Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,450,000

&

\$3,700,000

Median sale price

Median price \$2,551,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2025

to

31/03/2026

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	166 Glen Iris Rd GLEN IRIS 3146	\$3,650,000	12/03/2026
2	20 Albion Rd GLEN IRIS 3146	\$3,320,000	23/02/2026
3	11 Ferndale Rd GLEN IRIS 3146	\$3,350,000	06/12/2025

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:

15/04/2026 16:21



5 3 4

Rooms: 7

Property Type: House (Res)

Land Size: 768 sqm approx

Agent Comments

Comparable Properties



166 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

4 4 2

Price: \$3,650,000

Method: Private Sale

Date: 12/03/2026

Property Type: House

Land Size: 642 sqm approx



20 Albion Rd GLEN IRIS 3146 (REI)

Agent Comments

5 3 2

Price: \$3,320,000

Method: Private Sale

Date: 23/02/2026

Property Type: House



11 Ferndale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$3,350,000

Method: Private Sale

Date: 06/12/2025

Property Type: House

Land Size: 697 sqm approx