

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

26 Madeline 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

&

\$3,600,000

Median sale price

Median price \$2,239,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2026

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	28 Lynden St CAMBERWELL 3124	\$3,500,000	13/04/2026
2	19 Smith Rd CAMBERWELL 3124	\$3,420,000	21/03/2026
3	166 Glen Iris Rd GLEN IRIS 3146	\$3,650,000	12/03/2026

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:

14/07/2026 18:52



Property Type: House

Land Size: 627 sqm approx

Agent Comments

Showcasing bold custom crafted elements alongside a sleek architectural design, this contemporary family home delivers a sumptuous lifestyle in a premier locale.

Indicative Selling Price

\$3,400,000 - \$3,600,000

Median House Price

June quarter 2026: \$2,239,000

Comparable Properties



28 Lynden St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$3,500,000

Method: Private Sale

Date: 13/04/2026

Property Type: House (Res)

Land Size: 678 sqm approx



19 Smith Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$3,420,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 568 sqm approx



166 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$3,650,000

Method: Private Sale

Date: 12/03/2026

Property Type: House

Land Size: 642 sqm approx