

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

29 Bath Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,300,000

&

\$2,480,000

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	1 Beryl St GLEN IRIS 3146	\$2,435,000	20/06/2026
2	39 Outlook Dr CAMBERWELL 3124	\$2,330,000	17/06/2026
3	6 Through Rd CAMBERWELL 3124	\$2,617,500	16/05/2026

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:

27/08/2026 09:05



5 2 2

Property Type: House

Land Size: 78 sqm approx

Agent Comments

Offering exceptional flexibility, this attractive late 1940s brick residence is offered on its own 656sqm (approx.) title, with the option to acquire the adjoining 129sqm (approx.) title and create a substantial 785sqm (approx.) landholding across two titles.

Indicative Selling Price

\$2,300,000 - \$2,480,000

Median House Price

June quarter 2026: \$2,239,000

Comparable Properties



1 Beryl St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$2,435,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 723 sqm approx



39 Outlook Dr CAMBERWELL 3124 (REI)

Agent Comments

4 2 4

Price: \$2,330,000

Method: Private Sale

Date: 17/06/2026

Property Type: House

Land Size: 654 sqm approx



6 Through Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

Price: \$2,617,500

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 647 sqm approx