

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

3/5 Creswick Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,260,000

Property Type Townhouse

Suburb Glen Iris

Period - From 19/05/2025

to

18/05/2026

Source Property Data

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	1/6 Cawkwell St MALVERN 3144	\$1,681,000	02/04/2026
2	1/173 Finch St GLEN IRIS 3146	\$1,725,000	28/02/2026
3	946 Toorak Rd CAMBERWELL 3124	\$1,896,000	14/02/2026

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:

19/05/2026 11:52

3/5 Creswick Street, Glen Iris Vic 3146



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

JellisCraig

Mark Pezzin

03 9810 5000

0403 537 105

MarkPezzin@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median Townhouse Price

19/05/2025 - 18/05/2026: \$1,260,000

Comparable Properties



1/6 Cawkwell St MALVERN 3144 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,681,000

Method: Private Sale

Date: 02/04/2026

Property Type: House



1/173 Finch St GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,725,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)



946 Toorak Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,896,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)

Land Size: 378 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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