

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

36 Madeline Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,850,000

&

\$1,990,000

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	46 Brandon St GLEN IRIS 3146	\$1,920,000	19/07/2026
2	147 Fordham Av CAMBERWELL 3124	\$1,830,000	24/06/2026
3	23 Lesley St CAMBERWELL 3124	\$1,980,000	04/06/2026

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:

03/08/2026 14:38



 4
  3
  2

Rooms: 7
Property Type: House (Res)
Land Size: 782 sqm approx
Agent Comments

Andrew Shen
 AndrewShen@jellisraig.com.au
 0410 108 000

Indicative Selling Price
 \$1,850,000 - \$1,990,000 **Median House Price**
 June quarter 2026: \$2,239,000

Comparable Properties



46 Brandon St GLEN IRIS 3146 (REI)

Agent Comments

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  1
  2

Price: \$1,920,000
Method: Private Sale
Date: 19/07/2026
Property Type: House
Land Size: 651 sqm approx



147 Fordham Av CAMBERWELL 3124 (REI/VG)

Agent Comments

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  1
  3

Price: \$1,830,000
Method: Private Sale
Date: 24/06/2026
Property Type: House (Res)
Land Size: 720 sqm approx



23 Lesley St CAMBERWELL 3124 (VG)

Agent Comments

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Price: \$1,980,000
Method: Sale
Date: 04/06/2026
Property Type: House (Res)
Land Size: 698 sqm approx

Account - Jellis Craig | P: 98305966