

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

38 Rowen Street, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$2,050,000

&

\$2,250,000

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	4 Howie St GLEN IRIS 3146	\$2,000,000	21/07/2026
2	8 Allison Av GLEN IRIS 3146	\$2,110,000	30/05/2026
3	9 Mills St GLEN IRIS 3146	\$2,300,000	30/05/2026

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:

24/08/2026 16:57



4 2 3

Property Type: House

Land Size: 622 sqm approx

Agent Comments

Discover this enchanting single-level weatherboard family home in one of Glen Iris's most desirable streets.

Comparable Properties



4 Howie St GLEN IRIS 3146 (REI)

Agent Comments

4 1 4

Price: \$2,000,000

Method: Private Sale

Date: 21/07/2026

Property Type: House

Land Size: 657 sqm approx



8 Allison Av GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$2,110,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 661 sqm approx



9 Mills St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$2,300,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 590 sqm approx