

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

4/1458 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,200,000 & \$2,350,000

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	34 Alice St MALVERN 3144	\$2,200,000	01/04/2026
2	2/4 Carnarvon Rd CAULFIELD NORTH 3161	\$2,200,000	17/03/2026
3	8 Barkly Av ARMADALE 3143	\$2,257,500	04/03/2026

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 10:35



Property Type:
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,350,000
Median House Price
June quarter 2026: \$2,239,000

Comparable Properties



34 Alice St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$2,200,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 462 sqm approx



2/4 Carnarvon Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$2,200,000
Method: Private Sale
Date: 17/03/2026
Property Type: Apartment



8 Barkly Av ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$2,257,500
Method: Sold Before Auction
Date: 04/03/2026
Property Type: House (Res)
Land Size: 334 sqm approx

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