

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 Howie Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,551,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2025

to 31/03/2026

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	2 Richards Av GLEN IRIS 3146	\$2,295,000	25/03/2026
2	54 Brandon St GLEN IRIS 3146	\$2,150,000	24/12/2025
3	47 Bourne Rd GLEN IRIS 3146	\$2,200,000	07/12/2025

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:

11/05/2026 09:40

4 Howie Street, Glen Iris Vic 3146



Steve Burke

03 9818 1888

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Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending March 2026: \$2,551,000



3 1 2

Rooms: 6

Property Type: House (Res)

Land Size: 655 sqm approx

Agent Comments

Comparable Properties



2 Richards Av GLEN IRIS 3146 (REI)

3 1 2

Agent Comments

Price: \$2,295,000

Method: Sold Before Auction

Date: 25/03/2026

Property Type: House (Res)

Land Size: 774 sqm approx



54 Brandon St GLEN IRIS 3146 (VG)

3 - -

Agent Comments

Price: \$2,150,000

Method: Sale

Date: 24/12/2025

Property Type: House (Res)

Land Size: 650 sqm approx



47 Bourne Rd GLEN IRIS 3146 (REI/VG)

4 2 2

Agent Comments

Price: \$2,200,000

Method: Private Sale

Date: 07/12/2025

Property Type: House (Res)

Land Size: 637 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888



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