

# 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

40 Gardiner Parade, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$4,100,000

&

\$4,500,000

### Median sale price

Median price \$2,211,500

Property Type House

Suburb Glen Iris

Period - From 01/01/2025

to

31/03/2025

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	27 Dickens St GLEN IRIS 3146	\$4,350,000	22/02/2025
2	19 Bridges St GLEN IRIS 3146	\$4,450,000	20/11/2024
3	16 Glen Iris Rd CAMBERWELL 3124	\$4,450,000	27/03/2025

**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:

20/05/2025 11:05



5 4 5

**Property Type:** House  
**Land Size:** 559 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,100,000 - \$4,500,000  
**Median House Price**  
March quarter 2025: \$2,211,500

## Comparable Properties



**27 Dickens St GLEN IRIS 3146 (REI)**

**Agent Comments**

5 3 2

**Price:** \$4,350,000  
**Method:**  
**Date:** 22/02/2025  
**Property Type:** House



**19 Bridges St GLEN IRIS 3146 (REI)**

**Agent Comments**

5 5 2

**Price:** \$4,450,000  
**Method:**  
**Date:** 20/11/2024  
**Property Type:** House



**16 Glen Iris Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

5 4 2

**Price:** \$4,450,000  
**Method:** Sold Before Auction  
**Date:** 27/03/2025  
**Property Type:** House (Res)

**Account - RT Edgar Boroondara** | P: 03 8888 2000 | F: 03 8888 2088



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