

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

41 Summerhill Road, 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 \$2,239,000

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	37 Culliton Rd CAMBERWELL 3124	\$2,500,000	05/09/2026
2	17 Hortense St GLEN IRIS 3146	\$2,480,000	07/08/2026
3	1 Beryl St GLEN IRIS 3146	\$2,435,000	20/06/2026

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:

14/09/2026 12:08

41 Summerhill Road, Glen Iris Vic 3146

shelter.

Mike Millington

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Indicative Selling Price

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

Median House Price

June quarter 2026: \$2,239,000



4 2 2

Property Type: House

Land Size: 830 sqm approx

Agent Comments

Situated on a prized corner allotment and conveniently accessed via quiet Adrian Street, this timeless family home c1936 successfully combines both Art Deco and Spanish Mission inspired elements.

Comparable Properties



37 Culliton Rd CAMBERWELL 3124 (REI)

Agent Comments

4 3 2

Price: \$2,500,000

Method: Sold Before Auction

Date: 05/09/2026

Property Type: House (Res)

Land Size: 566 sqm approx



17 Hortense St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,480,000

Method: Private Sale

Date: 07/08/2026

Property Type: House

Land Size: 715 sqm approx



1 Beryl St GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$2,435,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 723 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990



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