

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

45 Liston Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

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	36 Alfred Rd GLEN IRIS 3146	\$2,090,000	15/02/2026
2	37 Charles St GLEN IRIS 3146	\$1,930,000	10/11/2025
3	20 Mills St GLEN IRIS 3146	\$2,022,500	05/11/2025

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:

14/04/2026 12:11

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4 2 2

Rooms: 7
Property Type: House
Land Size: 626 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
Year ending March 2026: \$2,551,000

Comparable Properties

36 Alfred Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 1

Price: \$2,090,000
Method: Private Sale
Date: 15/02/2026
Property Type: House (Res)
Land Size: 696 sqm approx



37 Charles St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 1 2

Price: \$1,930,000
Method: Private Sale
Date: 10/11/2025
Property Type: House
Land Size: 674 sqm approx



20 Mills St GLEN IRIS 3146 (VG)

Agent Comments

3 - -

Price: \$2,022,500
Method: Sale
Date: 05/11/2025
Property Type: House (Res)
Land Size: 597 sqm approx