

# 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 Ranfurly Crescent, Glen Iris Vic 3146

### Indicative selling price

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

Range between \$3,900,000

&

\$4,200,000

### 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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:

29/09/2026 17:08

45 Ranfurly Crescent, Glen Iris Vic 3146

shelter.

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**Indicative Selling Price**

\$3,900,000 - \$4,200,000

**Median House Price**

June quarter 2026: \$2,239,000



 5  2  4

**Property Type:** House  
**Land Size:** 1047 sqm approx

**Agent Comments**

Occupying a tightly held and exclusive position within Dorrington Estate, this impressive home showcases breathtaking views and a refined interior embraced by a private and landscaped garden oasis, delivering an idyllic setting for a magnificent family entertainer.

## Comparable Properties

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.

Account - Shelter Real Estate | P: 03 9889 3990



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