

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

47 DORRINGTON AVENUE, 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)

Price Range:

\$6,000,000 to \$6,600,000

### Median sale price

Median price

\$2,367,500

Property type

House

Suburb

GLEN IRIS

Period

01 April 2026 to 30 June 2026

Source



### Comparable property sales

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

|                                      |             |            |
|--------------------------------------|-------------|------------|
| 72 BEAVER ST, MALVERN EAST, VIC 3145 | \$6,200,000 | 30/11/2025 |
| 61 BEAVER ST, MALVERN EAST, VIC 3145 | \$6,075,000 | 05/09/2025 |
| 6 THE GR, CAMBERWELL, VIC 3124       | \$5,790,000 | 07/08/2025 |

This Statement of Information was prepared on:

10/08/2026