

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

49 Kyarra Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,400,000

&

\$2,500,000

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 Somerset Rd GLEN IRIS 3146	\$2,525,000	30/06/2026
2	17 Faircroft Av GLEN IRIS 3146	\$2,650,000	13/05/2026
3	149 Tooronga Rd GLEN IRIS 3146	\$2,600,000	15/04/2026

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:

06/07/2026 12:48



4 2 2

Property Type: House

Agent Comments

This beautifully designed four bedroom, three bathroom home delivers the perfect balance of contemporary luxury and everyday comfort in one of Glen Iris' most desirable leafy pockets.

Comparable Properties



37 Somerset Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,525,000

Method: Private Sale

Date: 30/06/2026

Property Type: House

Land Size: 929 sqm approx



17 Faircroft Av GLEN IRIS 3146 (REI)

Agent Comments

4 2 3

Price: \$2,650,000

Method: Sold Before Auction

Date: 13/05/2026

Property Type: House (Res)

Land Size: 620 sqm approx



149 Tooronga Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,600,000

Method: Private Sale

Date: 15/04/2026

Property Type: House (Res)

Land Size: 682 sqm approx