

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

5 Barina Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$2,500,000

Median sale price

Median price

\$2,547,500

Property Type

House

Suburb

Glen Iris

Period - From

18/05/2025

to

17/05/2026

Source

Property Data

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	25 Pascoe St GLEN IRIS 3146	\$2,550,000	17/03/2026
2	31 Grandview Av GLEN IRIS 3146	\$2,430,000	01/03/2026
3	25 Fakenham Rd ASHBURTON 3147	\$2,400,000	14/02/2026

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:

18/05/2026 16:49



 4  2  3

Rooms: 7
Property Type: House
Agent Comments

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Indicative Selling Price
\$2,500,000

Median House Price
18/05/2025 - 17/05/2026: \$2,547,500

Comparable Properties



25 Pascoe St GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$2,550,000
Method: Sold Before Auction
Date: 17/03/2026
Property Type: House (Res)
Land Size: 613 sqm approx



31 Grandview Av GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$2,430,000
Method: Private Sale
Date: 01/03/2026
Property Type: House
Land Size: 756 sqm approx



25 Fakenham Rd ASHBURTON 3147 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,400,000
Method: Sold Before Auction
Date: 14/02/2026
Property Type: House (Res)
Land Size: 610 sqm approx