

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 Kerferd Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

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	18 Kerferd Rd GLEN IRIS 3146	\$1,850,000	02/07/2026
2	1634 Malvern Rd GLEN IRIS 3146	\$1,900,000	05/05/2026
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:

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Mike Millington
03 9889 3990
0411 300 205

michael@shelterrealestate.com.au

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

June quarter 2026: \$2,239,000



4 2 2

Property Type: House
Land Size: 689 sqm approx

Agent Comments

Presenting an exciting opportunity to establish your family in a leafy, coveted neighbourhood, this endearing Californian Bungalow surrounded by tranquil, established garden surrounds, has been lovingly maintained by the same family for over sixty years.

Comparable Properties



18 Kerferd Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 4

Price: \$1,850,000
Method: Private Sale
Date: 02/07/2026
Property Type: House
Land Size: 696 sqm approx



1634 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 4

Price: \$1,900,000
Method: Private Sale
Date: 05/05/2026
Property Type: House (Res)
Land Size: 683 sqm approx

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.