

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

50 Beryl Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,425,000

Property Type House

Suburb Glen Iris

Period - From 12/08/2025

to

11/08/2026

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	55a Munro Av ASHBURTON 3147	\$2,270,000	21/03/2026
2	16 Liberator St ASHBURTON 3147	\$2,402,500	13/03/2026
3	7 Tyne St CAMBERWELL 3124	\$2,500,000	09/03/2026

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:

12/08/2026 10:33



4 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
12/08/2025 - 11/08/2026: \$2,425,000

Comparable Properties



55a Munro Av ASHBURTON 3147 (REI/VG)

Agent Comments

4 3 2

Price: \$2,270,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 365 sqm approx



16 Liberator St ASHBURTON 3147 (REI/VG)

Agent Comments

4 3 2

Price: \$2,402,500
Method: Private Sale
Date: 13/03/2026
Property Type: House
Land Size: 613 sqm approx



7 Tyne St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 3 2

Price: \$2,500,000
Method: Private Sale
Date: 09/03/2026
Property Type: Townhouse (Single)
Land Size: 568 sqm approx

Account - Marshall White | P: 03 9822 9999