

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

51 Erica Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$4,000,000

&

\$4,400,000

Median sale price

Median price \$2,551,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2025

to

31/03/2026

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	21 Brunel St MALVERN EAST 3145	\$4,310,000	04/03/2026
2	23 Hope St GLEN IRIS 3146	\$4,400,000	25/11/2025
3	107 Stanhope St MALVERN 3144	\$4,350,000	28/10/2025

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:

15/04/2026 12:36



5 4 2

Property Type: House (Res)

Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price

\$4,000,000 - \$4,400,000

Median House Price

Year ending March 2026: \$2,551,000

Comparable Properties



21 Brunel St MALVERN EAST 3145 (REI)

Agent Comments

4 2 2

Price: \$4,310,000

Method: Private Sale

Date: 04/03/2026

Property Type: House



23 Hope St GLEN IRIS 3146 (REI/VG)

Agent Comments

5 3 3

Price: \$4,400,000

Method: Auction Sale

Date: 25/11/2025

Property Type: House (Res)

Land Size: 565 sqm approx



107 Stanhope St MALVERN 3144 (REI/VG)

Agent Comments

4 2 4

Price: \$4,350,000

Method: Auction Sale

Date: 28/10/2025

Property Type: House (Res)

Land Size: 557 sqm approx

Account - Marshall White | P: 03 9822 9999