

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

55 Madeline Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,000,000

&

\$3,200,000

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	25 Brandon St GLEN IRIS 3146	\$3,300,000	19/12/2025
2	11 Ferndale Rd GLEN IRIS 3146	\$3,350,000	06/12/2025
3	66 Rowen St GLEN IRIS 3146	\$2,985,000	30/10/2025

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 12:59



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Property Type: House
Land Size: 706 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,200,000
Median House Price
Year ending March 2026: \$2,551,000

Comparable Properties



25 Brandon St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$3,300,000
Method: Private Sale
Date: 19/12/2025
Property Type: House (Res)
Land Size: 650 sqm approx



11 Ferndale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$3,350,000
Method: Private Sale
Date: 06/12/2025
Property Type: House
Land Size: 697 sqm approx



66 Rowen St GLEN IRIS 3146 (VG)

Agent Comments

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Price: \$2,985,000
Method: Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 622 sqm approx

Account - Marshall White | P: 03 9822 9999



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