

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

6/108 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$710,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/01/2026

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	2/3-5 Valency Rd GLEN IRIS 3146	\$800,000	21/02/2026
2	102/2a Kenilworth Gr GLEN IRIS 3146	\$777,000	18/12/2025
3	8/233 Burke Rd GLEN IRIS 3146	\$846,000	11/12/2025

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:

01/05/2026 13:42

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Property Type: Apartment**Agent Comments**

Quietly set at the rear of Iris, a thoughtfully designed and secure boutique complex, this tranquil ground floor retreat overlooking parkland delivers an unrivalled apartment lifestyle.

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

March quarter 2026: \$710,000

Comparable Properties

**2/3-5 Valency Rd GLEN IRIS 3146 (REI)****Agent Comments**

2
 1
 1

Price: \$800,000**Method:** Auction Sale**Date:** 21/02/2026**Property Type:** Apartment**102/2a Kenilworth Gr GLEN IRIS 3146 (REI/VG)****Agent Comments**

2
 2
 2

Price: \$777,000**Method:** Private Sale**Date:** 18/12/2025**Property Type:** Apartment**8/233 Burke Rd GLEN IRIS 3146 (REI/VG)****Agent Comments**

2
 2
 1

Price: \$846,000**Method:** Private Sale**Date:** 11/12/2025**Property Type:** Apartment