

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 Albemarle Court, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$2,452,500

Property Type House

Suburb Glen Iris

Period - From 01/07/2025

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	154 Through Rd CAMBERWELL 3124	\$1,700,000	08/07/2026
2	79 Pascoe St GLEN IRIS 3146	\$1,658,000	12/04/2026
3	216 Highfield Rd CAMBERWELL 3124	\$1,710,000	03/04/2026

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:

04/08/2026 12:04



3 1 2

Property Type: House (Res)

Agent Comments

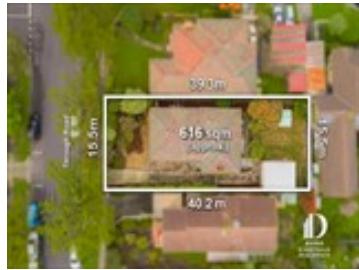
Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending June 2026: \$2,452,500

Comparable Properties



154 Through Rd CAMBERWELL 3124 (REI)

Agent Comments

3 1 1

Price: \$1,700,000

Method: Private Sale

Date: 08/07/2026

Property Type: House



79 Pascoe St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 1 3

Price: \$1,658,000

Method: Private Sale

Date: 12/04/2026

Property Type: House

Land Size: 623 sqm approx



216 Highfield Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 3

Price: \$1,710,000

Method: Private Sale

Date: 03/04/2026

Property Type: House

Land Size: 778 sqm approx

Account - Jellis Craig | P: 03 9864 5000