

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

60 Staughton Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$2,300,000

&

\$2,500,000

Median sale price

Median price

\$2,450,000

Property Type

House

Suburb

Glen Iris

Period - From

14/07/2025

to

13/07/2026

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	37 Somerset Rd GLEN IRIS 3146	\$2,525,000	30/06/2026
2	39 High Rd CAMBERWELL 3124	\$2,420,000	25/06/2026
3	13 Killarra Av CAMBERWELL 3124	\$2,400,000	25/06/2026

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:

14/07/2026 11:20



 4  2  3

Rooms: 8
Property Type: House
Land Size: 794m2 appr sqm
approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
14/07/2025 - 13/07/2026: \$2,450,000

Comparable Properties



37 Somerset Rd GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$2,525,000
Method: Private Sale
Date: 30/06/2026
Property Type: House
Land Size: 929 sqm approx



39 High Rd CAMBERWELL 3124 (REI)

Agent Comments

 3  2  2

Price: \$2,420,000
Method: Private Sale
Date: 25/06/2026
Property Type: House (Res)
Land Size: 903 sqm approx



13 Killarra Av CAMBERWELL 3124 (REI)

Agent Comments

 5  2  2

Price: \$2,400,000
Method: Private Sale
Date: 25/06/2026
Property Type: House
Land Size: 724 sqm approx