

# 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

7 Maverston Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000

&

\$2,700,000

### 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 | 15 Myrniong St GLEN IRIS 3146   | \$3,020,000 | 16/07/2026   |
| 2 | 123 Glen Iris Rd GLEN IRIS 3146 | \$2,300,000 | 06/07/2026   |
| 3 | 27 Boyle St ASHBURTON 3147      | \$2,530,000 | 14/03/2026   |

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:

26/08/2026 10:44



3   
 1   
 2

**Property Type:** House  
**Land Size:** 1022 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,500,000 - \$2,700,000  
**Median House Price**  
 Year ending June 2026: \$2,452,500

## Comparable Properties



**15 Myrniong St GLEN IRIS 3146 (REI)**

**Agent Comments**

3   
 1   
 3

**Price:** \$3,020,000  
**Method:** Private Sale  
**Date:** 16/07/2026  
**Property Type:** House  
**Land Size:** 1811 sqm approx



**123 Glen Iris Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

3   
 1   
 2

**Price:** \$2,300,000  
**Method:** Private Sale  
**Date:** 06/07/2026  
**Property Type:** House  
**Land Size:** 1023 sqm approx



**27 Boyle St ASHBURTON 3147 (REI/VG)**

**Agent Comments**

4   
 1   
 2

**Price:** \$2,530,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** House (Res)  
**Land Size:** 1082 sqm approx

**Account - Marshall White** | P: 03 9822 9999