

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

8 Gladstone Street, 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 \$2,239,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2026

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	2/9 Walerna Rd GLEN IRIS 3146	\$1,675,000	13/06/2026
2	50 Francis Cr ASHBURTON 3147	\$1,445,000	08/06/2026
3	1/15 Somerset Rd GLEN IRIS 3146	\$1,535,000	24/04/2026

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:

15/07/2026 14:07

8 Gladstone Street, Glen Iris Vic 3146

shelter.

Zali Reynolds

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3 2 2

Property Type: House

Agent Comments

Set in a prestigious Muswell Hill location, this residence showcases exceptional design by FMSA Architects and sets the standard for contemporary living.

Indicative Selling Price

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

Median House Price

June quarter 2026: \$2,239,000

Comparable Properties



2/9 Walerna Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,675,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)



50 Francis Cr ASHBURTON 3147 (REI)

Agent Comments

3 2 2

Price: \$1,445,000

Method: Private Sale

Date: 08/06/2026

Property Type: House



1/15 Somerset Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,535,000

Method: Private Sale

Date: 24/04/2026

Property Type: Townhouse (Single)

Account - Shelter Real Estate | P: 03 9889 3990



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