

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 Mills Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$2,551,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2025

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	2/26 Ferndale Rd GLEN IRIS 3146	\$975,000	18/04/2026
2	1/103 Middlesex Rd SURREY HILLS 3127	\$920,016	04/04/2026
3	2/31 Ashburn Gr ASHBURTON 3147	\$971,000	02/04/2026

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:

30/04/2026 16:36

**Property Type:** Strata Unit/Flat**Land Size:** 250 sqm approx**Agent Comments****Indicative Selling Price**

\$900,000 - \$990,000

Median House Price

Year ending March 2026: \$2,551,000

Comparable Properties

**2/26 Ferndale Rd GLEN IRIS 3146 (REI)****Agent Comments****Price:** \$975,000**Method:** Private Sale**Date:** 18/04/2026**Property Type:** Unit**1/103 Middlesex Rd SURREY HILLS 3127 (REI)****Agent Comments****Price:** \$920,016**Method:** Private Sale**Date:** 04/04/2026**Property Type:** House (Res)**2/31 Ashburn Gr ASHBURTON 3147 (REI)****Agent Comments****Price:** \$971,000**Method:** Private Sale**Date:** 02/04/2026**Property Type:** Unit**Land Size:** 167 sqm approx
Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504