

# 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

72 Martin Road, 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

\$3,400,000

&

\$3,740,000

### Median sale price

Median price

\$2,513,250

Property Type

House

Suburb

Glen Iris

Period - From

03/09/2025

to

02/03/2026

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
8 Grace St, Camberwell Vic	\$4,000,000	15/11/2025
34 Cressy St, Malvern Vic	\$3,943,877	06/10/2025

This Statement of Information was prepared on:

03/03/2026

72 Martin Road, Glen Iris VIC 3146



 4  4  3

Property Type: House  
Jesse Matthews

0413 197 905  
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Indicative Selling Price  
\$3,400,000 - \$3,740,000  
Median House Price  
Year ending March 2026: \$2,513,250

## Comparable Properties



8 Grace St, Camberwell Vic

 5  6  6

Price: \$4,000,000  
Method: Private Sale  
Date: 15/11/2025  
Property Type: House  
Land Size: 564 sqm approx



34 Cressy St, Malvern Vic

 4  4  2

Price: \$3,943,877  
Method: Private Sale  
Date: 06/10/2025  
Property Type: House  
Land Size:

Account - Marshall White - Hawthorn | P: 98229999