

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 51 Flowerdale Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

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	1 Bell St GLEN IRIS 3146	\$2,777,000	24/02/2026
2	28 Bath Rd GLEN IRIS 3146	\$2,575,000	22/11/2025
3	17 Ferndale Rd GLEN IRIS 3146	\$2,820,000	21/11/2025

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.~~

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Yili Ma

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Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

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



4 2 2

Rooms: 7

Property Type: House (Res)

Land Size: 887 sqm approx

Agent Comments

Comparable Properties



1 Bell St GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$2,777,000

Method: Private Sale

Date: 24/02/2026

Property Type: House

Land Size: 743 sqm approx



28 Bath Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$2,575,000

Method: Sold Before Auction

Date: 22/11/2025

Property Type: House (Res)

Land Size: 673 sqm approx



17 Ferndale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$2,820,000

Method: Private Sale

Date: 21/11/2025

Property Type: House (Res)

Land Size: 696 sqm approx

Account - Marshall White | P: 03 9822 9999



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