

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

13 Montana Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,047,500 Property Type House Suburb Glen Iris

Period - From 01/01/2026 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	72 Dent St ASHBURTON 3147	\$2,300,000	26/03/2026
2	31 Lexia St ASHBURTON 3147	\$2,125,000	19/03/2026
3	1 Barbara Av GLEN IRIS 3146	\$2,200,000	03/02/2026

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:

24/04/2026 13:29



Property Type: House
Land Size: 696 sqm approx

Indicative Selling Price
\$2,000,000 - \$2,200,000

Median House Price
March quarter 2026: \$2,047,500

Agent Comments

Enjoying a coveted Summerhill Estate position, footsteps from Summerhill Park and Ferndale Trail, this substantial family haven tucked behind a charismatic clinker brick façade delivers sunlit and spacious proportions in an extensive single level layout.

Comparable Properties



72 Dent St ASHBURTON 3147 (REI)

[Agent Comments](#)



Price: \$2,300,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)
Land Size: 742 sqm approx



31 Lexia St ASHBURTON 3147 (REI)

[Agent Comments](#)



Price: \$2,125,000
Method: Sold Before Auction
Date: 19/03/2026
Property Type: House (Res)
Land Size: 603 sqm approx



1 Barbara Av GLEN IRIS 3146 (VG)

[Agent Comments](#)



Price: \$2,200,000
Method: Sale
Date: 03/02/2026
Property Type: House (Res)
Land Size: 677 sqm approx