

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

2/1 Gatis Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,545,000 Property Type House Suburb Glen Iris

Period - From 23/04/2025 to 22/04/2026 Source Property Data

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	25a Loudon Rd BURWOOD 3125	\$1,500,000	18/04/2026
2	1/5 Gavan St CAMBERWELL 3124	\$1,510,000	28/03/2026
3	2/12 Duke St ASHBURTON 3147	\$1,475,000	16/02/2026

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:

23/04/2026 09:44



3 3 3

Rooms: 6
Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
23/04/2025 - 22/04/2026: \$2,545,000

Comparable Properties



25a Loudon Rd BURWOOD 3125 (REI)

Agent Comments

3 3 2

Price: \$1,500,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 331 sqm approx



1/5 Gavan St CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,510,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)



2/12 Duke St ASHBURTON 3147 (VG)

Agent Comments

3 - -

Price: \$1,475,000
Method: Sale
Date: 16/02/2026
Property Type: Flat/Unit/Apartment (Res)