

# 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

4 Staughton 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$2,660,500 Property Type House Suburb Glen Iris

Period - From 01/10/2025 to 31/12/2025 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	2/11 Hazel St CAMBERWELL 3124	\$1,585,000	25/10/2025
2	1/23 Scott Gr GLEN IRIS 3146	\$1,690,000	11/10/2025
3	1/33-35 Iris Rd GLEN IRIS 3146	\$1,680,000	13/09/2025

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.~~

This Statement of Information was prepared on:

25/02/2026 17:27



 3  2  2

**Property Type:** House (Res)

**Land Size:** 316 sqm approx

Agent Comments

## Comparable Properties



2/11 Hazel St CAMBERWELL 3124 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$1,585,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)



1/23 Scott Gr GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$1,690,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** House (Res)

**Land Size:** 330 sqm approx



1/33-35 Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

**Price:** \$1,680,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)