

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

83a Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,500,000

&

\$3,850,000

Median sale price

Median price \$2,513,250

Property Type House

Suburb Glen Iris

Period - From 01/01/2025

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	22 Saxby Rd GLEN IRIS 3146	\$3,652,000	05/12/2025
2	8 Grace St CAMBERWELL 3124	\$4,000,000	15/11/2025
3			

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:

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Property Type:
Agent Comments

Indicative Selling Price
\$3,500,000 - \$3,850,000

Median House Price

Year ending December 2025: \$2,513,250

Comparable Properties



22 Saxby Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$3,652,000
Method: Private Sale
Date: 05/12/2025
Property Type: House
Land Size: 350 sqm approx



8 Grace St CAMBERWELL 3124 (REI/VG)

Agent Comments



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

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.