

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$2,375,000

### 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	25 Fakenham Rd ASHBURTON 3147	\$2,400,000	14/02/2026
2	43 Albion Rd GLEN IRIS 3146	\$2,420,000	12/11/2025
3	33 Hortense St GLEN IRIS 3146	\$2,412,000	06/09/2025

**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:

23/02/2026 09:21

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**Indicative Selling Price**  
\$2,375,000

**Median House Price**  
Year ending December 2025: \$2,513,250



 4    2    2

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx  
Agent Comments

## Comparable Properties



**25 Fakenham Rd ASHBURTON 3147 (REI)**

Agent Comments

 4    2    2

**Price:** \$2,400,000  
**Method:** Sold Before Auction  
**Date:** 14/02/2026  
**Property Type:** House (Res)  
**Land Size:** 610 sqm approx



**43 Albion Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$2,420,000  
**Method:** Private Sale  
**Date:** 12/11/2025  
**Property Type:** House  
**Land Size:** 623 sqm approx



**33 Hortense St GLEN IRIS 3146 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$2,412,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

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