

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

1/41 Britten Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$1,795,000

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	3/1 High Rd CAMBERWELL 3124	\$1,743,000	26/11/2025
2	3/152 Burke Rd GLEN IRIS 3146	\$1,900,000	25/10/2025
3	1/23 Scott Gr GLEN IRIS 3146	\$1,690,000	11/10/2025

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 11:47



Property Type: House

Land Size: 335 sqm approx

Agent Comments

Set well back from the street within a peaceful enclave of just two, this beautifully renovated single level residence is perfectly suited to downsizers seeking space, privacy and low-maintenance living without compromise.

Comparable Properties



3/1 High Rd CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)



Price: \$1,743,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: Townhouse (Res)

Land Size: 471 sqm approx



3/152 Burke Rd GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)



Price: \$1,900,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)

Land Size: 250 sqm approx



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

[Agent Comments](#)



Price: \$1,690,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 330 sqm approx