

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

1/58 Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$717,500 Property Type Unit 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	2/5 Belmont Av GLEN IRIS 3146	\$922,000	06/12/2025
2	3/18 Peace St GLEN IRIS 3146	\$895,000	15/11/2025
3	3/32 Iris Rd GLEN IRIS 3146	\$910,000	17/10/2025

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:

24/02/2026 17:43



2 1 1

Property Type: Unit
Land Size: 140 sqm approx

Indicative Selling Price

\$850,000 - \$930,000

Median Unit Price

December quarter 2025: \$717,500

Agent Comments

Delivering a harmonious combination of elegant style with spacious, sunlit proportions, this beautifully presented villa unit sits amongst only three and boasts its own street frontage.

Comparable Properties



2/5 Belmont Av GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$922,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Villa



3/18 Peace St GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$895,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Villa



3/32 Iris Rd GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$910,000

Method: Sold Before Auction

Date: 17/10/2025

Property Type: Villa