

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

29 Irymple Avenue, Glen Iris VIC 3146

Indicative selling price

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

Range between

\$3,250,000

&

\$3,500,000

Median sale price

Median price

\$2,513,250

Property Type

House

Suburb

Glen Iris

Period - From

17/08/2025

to

15/02/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
24 Viva St, Glen Iris Vic	\$3,265,000	06/12/2025
23 Hope St, Glen Iris Vic	\$4,400,000	25/11/2025
328 Wattletree Rd, Malvern East Vic	\$3,420,000	25/10/2025

This Statement of Information was prepared on:

17/02/2026