

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

1/28 Charles Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,350,000 Property Type Townhouse Suburb Glen Iris

Period - From 09/02/2025 to 08/02/2026 Source Property Data

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	4/8-10 Morey St CAMBERWELL 3124	\$1,547,000	16/11/2025
2	2/4 Lodge Rd CAMBERWELL 3124	\$1,440,000	15/11/2025
3	48A Summerhill Rd GLEN IRIS 3146	\$1,390,000	25/10/2025

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: 09/02/2026 12:43



4 2 3

Property Type: Townhouse

[Agent Comments](#)

Mark Pezzin
03 9810 5000
0403 537 105
MarkPezzin@jellisrcraig.com.au

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median Townhouse Price
09/02/2025 - 08/02/2026: \$1,350,000

Comparable Properties



4/8-10 Morey St CAMBERWELL 3124 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,547,000
Method: Auction Sale
Date: 16/11/2025
Property Type: Townhouse (Res)
Land Size: 339 sqm approx



2/4 Lodge Rd CAMBERWELL 3124 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,440,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)
Land Size: 258 sqm approx



48A Summerhill Rd GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$1,390,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 432 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511