

# 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

9 Keltie 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)

Range between \$1,800,000 & \$1,950,000

### 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	7 Poulter St ASHBURTON 3147	\$2,001,000	15/11/2025
2	37 Charles St GLEN IRIS 3146	\$1,930,000	10/11/2025
3	20 Mills St GLEN IRIS 3146	\$2,022,500	05/11/2025

**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 12:06

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**Indicative Selling Price**

\$1,800,000 - \$1,950,000

**Median House Price**

December quarter 2025: \$2,660,500



3   1   2

**Property Type:** House

**Land Size:** 603 sqm approx

**Agent Comments**

Footsteps from Madeline Street Reserve, this charismatic clinker brick home offers a welcoming, easy sense of comfort with a family-friendly, single level layout and generous outdoor space.

## Comparable Properties



**7 Poulter St ASHBURTON 3147 (REI)**

[Agent Comments](#)

3   1   2

**Price:** \$2,001,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 711 sqm approx



**37 Charles St GLEN IRIS 3146 (REI/VG)**

[Agent Comments](#)

4   1   2

**Price:** \$1,930,000

**Method:** Private Sale

**Date:** 10/11/2025

**Property Type:** House

**Land Size:** 674 sqm approx



**20 Mills St GLEN IRIS 3146 (VG)**

[Agent Comments](#)

3   -   -

**Price:** \$2,022,500

**Method:** Sale

**Date:** 05/11/2025

**Property Type:** House (Res)

**Land Size:** 597 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990