

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

3/15 Dickens Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

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

Period - From 18/02/2025 to 17/02/2026 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	3/24 Dickens St GLEN IRIS 3146	\$1,650,000	12/12/2025
2	2/21 Somerset Rd GLEN IRIS 3146	\$1,545,000	22/11/2025
3	2/11 Hazel St CAMBERWELL 3124	\$1,585,000	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: 18/02/2026 17:48



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3 2 2

Rooms: 5
Property Type: Unit
Land Size: 340 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median Townhouse Price
18/02/2025 - 17/02/2026: \$1,350,000

Comparable Properties



3/24 Dickens St GLEN IRIS 3146 (VG)

[Agent Comments](#)

3 - -

Price: \$1,650,000
Method: Sale
Date: 12/12/2025
Property Type: Flat/Unit/Apartment (Res)



2/21 Somerset Rd GLEN IRIS 3146 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,545,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)



2/11 Hazel St CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,585,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



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